

4.12 Population and Housing

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

ENVIRONMENTAL SETTING

Regional Setting

The City of Montebello is located in the Southeast Los Angeles County (SELAC) sub-region of the six-county region of the Southern California Association of Governments (SCAG). The annual average percent change of population, housing, and employment within the SELAC sub-region is expected to be less than one percent (1%) through the year 2015 (about 20,000 persons/year). The forecasts are a trend-based case used for development of SCAG's functional plans (e.g. growth management, regional mobility, air quality, water quality, hazardous waste management, regional housing needs assessment). The estimated labor force in for SELAC in 2000 was 1,004,000.

The communities of Monterey Park, South San Gabriel, and Rosemead are located to the north of Montebello. The cities of Pico Rivera and Downey are located to the east and south, respectively. The City of Commerce and the unincorporated community of East Los Angeles (County) form the westerly boundary.

The SCAG estimated SELAC population and housing at 2,037,000 and 639,000 dwellings, respectively.

Local Setting

The MGSF is located primarily within the City of Montebello. A small triangular parcel, approximately 1.1 ac, at the northern end of the MGSF is located in the City of Monterey Park.

Population

The Montebello Gas Storage Facility is located in Southern California in Los Angeles County. The estimated population of Los Angeles County as of January 1, 2000 was 9,884,255. The MGSF is located primarily in the City of Montebello, a community with an estimated 2000 population of 65,000. The Department of Finance 2000 population projections estimate a 67,000 population for the City of Monterey Park (DOF 2000). The change in population from 1999 for the cities of Montebello and Monterey Park was 1.6% and 1.7% respectively.

Housing

The existing housing stock in Los Angeles County as of 2000 was 3,272,169 with a vacancy rate of 5.5%. There are 3.1 persons per household in Los Angeles County, with the City of Montebello at 3.4 persons, and the City of Monterey Park at 3.3 persons. The City of Montebello has approximately 10,637 single-family units, 8,473 multiple-family and 207 mobile homes.

REGULATORY SETTING

The City of Montebello General Plan contains several policies that relate to housing and population (Montebello 1984). The 1984 Land Use Element identified the following constraints regarding land use:

- Land use patterns and community identities are already largely defined in the 68 percent of the City that is developed; existing structures and uses are difficult to recycle. The best opportunity areas for comprehensively planned development exist in the Montebello Hills;
- Residential uses in the hills would be of several types and densities. Low density development would be located on most of the slopes facing the City, an extension of existing development in this area.

The following policies apply to the closure of the MGSF facility located in the Montebello Hills area in the North sub-area between Wilcox Avenue and Montebello Boulevard, south of the Pomona Freeway and north of Beverly Boulevard:

Policy Land Use Residential:

- Residential development should aim for the density standards outlined in the Housing Element of the General Plan.
- Residential development of varying densities and housing types should be compatible among themselves and with adjacent commercial and industrial development.
- Opportunities for a variety of living needs should be available in various locations throughout the City.
- Large concentrations of high and very high-density residential development should be avoided.
- The City's supply of older housing, which is in good condition, should be preserved.
- Residential neighborhoods should be quiet, safe, and pleasant areas in which to live. They should be free from through traffic movements and encroachment of incompatible land uses.

- Building intensity in residential areas should not exceed the following maximum lot coverages:

Low density areas	40%
Medium density areas	50%
High density areas	60%
Very high density areas	60%

The proposed land use distribution for residential density in the North sub-area is 1,173 ac of low density out of a total of 2,028 ac, or 57 percent.

Policy Population (Montebello Population Element 1973):

- The ultimate size of Montebello should be about 60,000 to 70,000 people, distributed throughout the City as indicated in the Housing Element of the General Plan. Population growth will be guided by density standards as indicated in the General Plan and will be characterized by development of residential uses in the hills and some intensification of residential uses in the flatlands.
- Population density will vary according to type of housing. Generally, this density should aim for the following levels:

	Dwelling Units Per Acre
Hillside low density areas	4.5
Low density areas	7.5
Medium density areas	10.0
High density areas	14.0
Very high density areas	35.0

Policy Housing III.B states the following goal regarding housing and neighborhood preservation (Montebello Housing Element 1989):

- To preserve existing housing, neighborhoods and the residential character of the community while providing for orderly growth to accommodate the future housing needs of the community.

Policy Housing IV.B states the following regarding future housing needs:

- State law requires each local Council of Governments (COG) to assess future housing needs for the region and to allocate to each community its "fair share" of the estimated regional growth. The COG for this area is the Southern California Association of Governments (SCAG) which has provided such allocations through its Regional Housing Needs Assessment (RHNA). The RHNA takes into account future growth as well as demolitions and existing and ideal vacancy rates.

According to the RHNA, the total housing need in Montebello from 1989 to 1994 was 951 new units. SCAG has recently updated the RHNA for the period between 1998 to 2005. To project growth, demographers examine historical growth patterns, job creation, household formation rates, and other factors to estimate how many households will be added to each community between now and 2005. The total construction need in Montebello up to 2005 is 772 new units, or four percent of the San Gabriel Valley subregion (SCAG 2000).

The Monterey Park Lots are designated by the current General Plan for industrial uses.

ENVIRONMENTAL IMPACTS

Significance Criteria

According to the CEQA Guidelines Section 15206, a project is considered of statewide, regional or area wide significance for population and housing if it would propose:

- Residential development of more than 500 dwelling units
- A shopping center or business that would either employ more than 1,000 people or a commercial center employing more than 1,000 persons or encompassing more than 250,000 sq ft of floor space
- Hotel/motel development of more than 500 rooms
- Proposed industrial, manufacturing or processing plant, or industrial park, planned to house more than 1,000 persons, occupying more than 40 ac, or encompassing more than 650,000 sq ft of floor area

Decommissioning and Sale

Checklist Questions a) - c) Decommissioning of the MGSF would not induce substantial population growth in the area, nor would it displace existing housing or populations necessitating the construction of replacement housing elsewhere.

Future Development

Checklist Questions a) The probable development of 22 new single family homes on the MGSF properties is expected to generate approximately 75 additional people within the City of Montebello. This projected population increase represents less than 1% of the City's current population and it is not considered significant. The development of industrial uses on the two Monterey Park Lots will provide an opportunity for the creation of new employment opportunities in the area. However, the limited development potential of those lots will tend to reduce the employment growth potential to a minimal amount that is not expected to yield a discernable demand for additional housing in the area.

Checklist Question b) and c) The Project will not displace substantial numbers or existing housing or people, therefore there is no impact.

MITIGATION MEASURES

None mitigation is required.