

## SECTION 2

### SYSTEM DESCRIPTION

#### 2.1 SERVICE AREA PHYSICAL DESCRIPTION

##### Requirement

#8. *Describe the service area of the supplier (10631(a)).*

The Montebello Land and Water Company (ML&WC) serves a portion of the City of Montebello. The City is located approximately 10 miles southeast of downtown Los Angeles, generally east of Morris Place, south of Lincoln Avenue and Rancho San Antonio boundary, north of Medford Street, Olympic Boulevard, and Walnut Avenue and west of the Rio Hondo Channel. The service area is entirely within the central and northern sections of the City of Montebello. The predominant land uses within the service area are residential, commercial, industrial, institutional, and open space. Figure 2-1 illustrates the location of the study area.

The 2010 service population is 32,219. The projected service population in 2035 is 33,726. Recent historical data show that ML&WC produces an average of 3,732 AFY of groundwater. There are currently 3,979 meters in ML&WC's service area.

##### **Topography and Geology**

###### Elevations

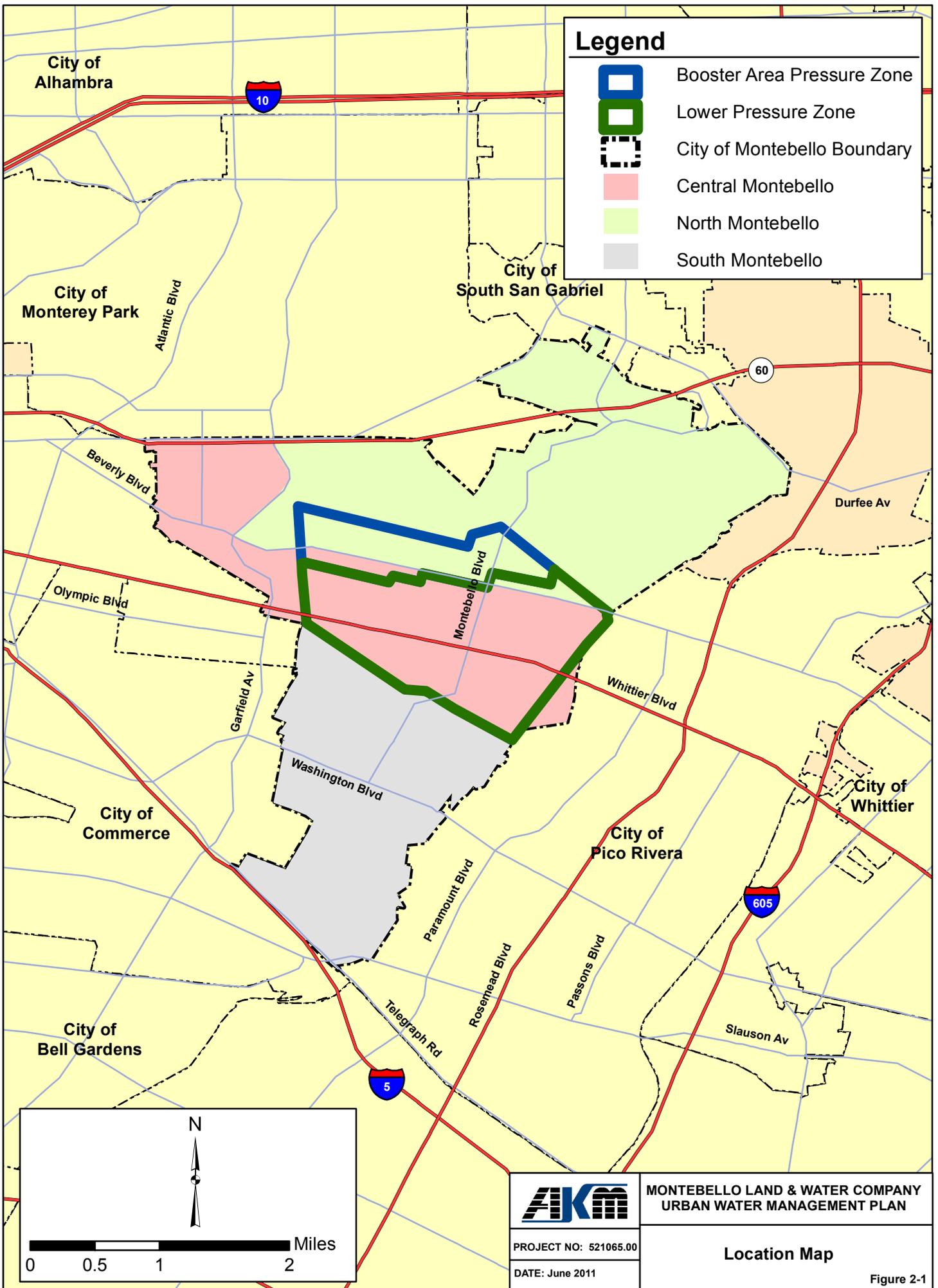
The topography of the study area generally slopes in a southwesterly direction from approximately 300 to 165 feet above mean sea level (amsl).

###### Soils

The Los Angeles County Department of Public Works (LACDPW) Hydrology and Sedimentation Appendix provides information on the soil characteristics within Los Angeles County. Native soils found in the City, shown on Figure 2-2, consist of the following:

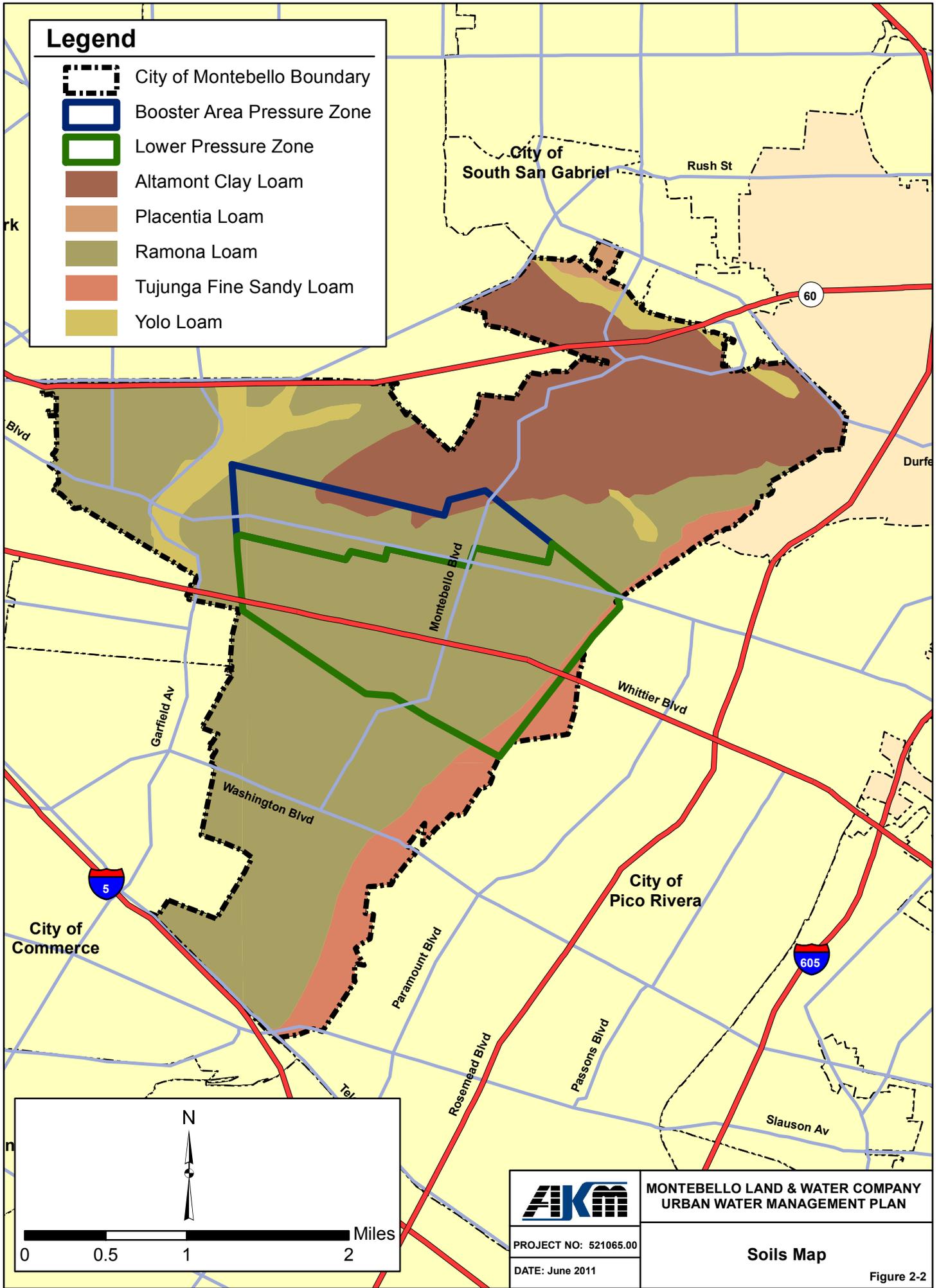
- Altamont Clay Loam
- Placentia Loam
- Ramona Loam
- Tujunga Fine Sandy Loam
- Yolo Loam

MLWC's Lower Pressure Zone mostly consists of Ramona Loam with traces of Tujunga Fine Sandy Loam on the east side. The Booster Area Pressure Zone is also predominantly Ramona Loam with hints of Altamont Clay Loam in the north.



# Legend

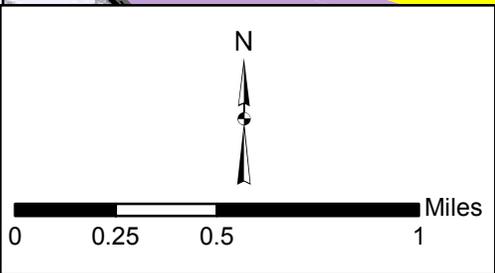
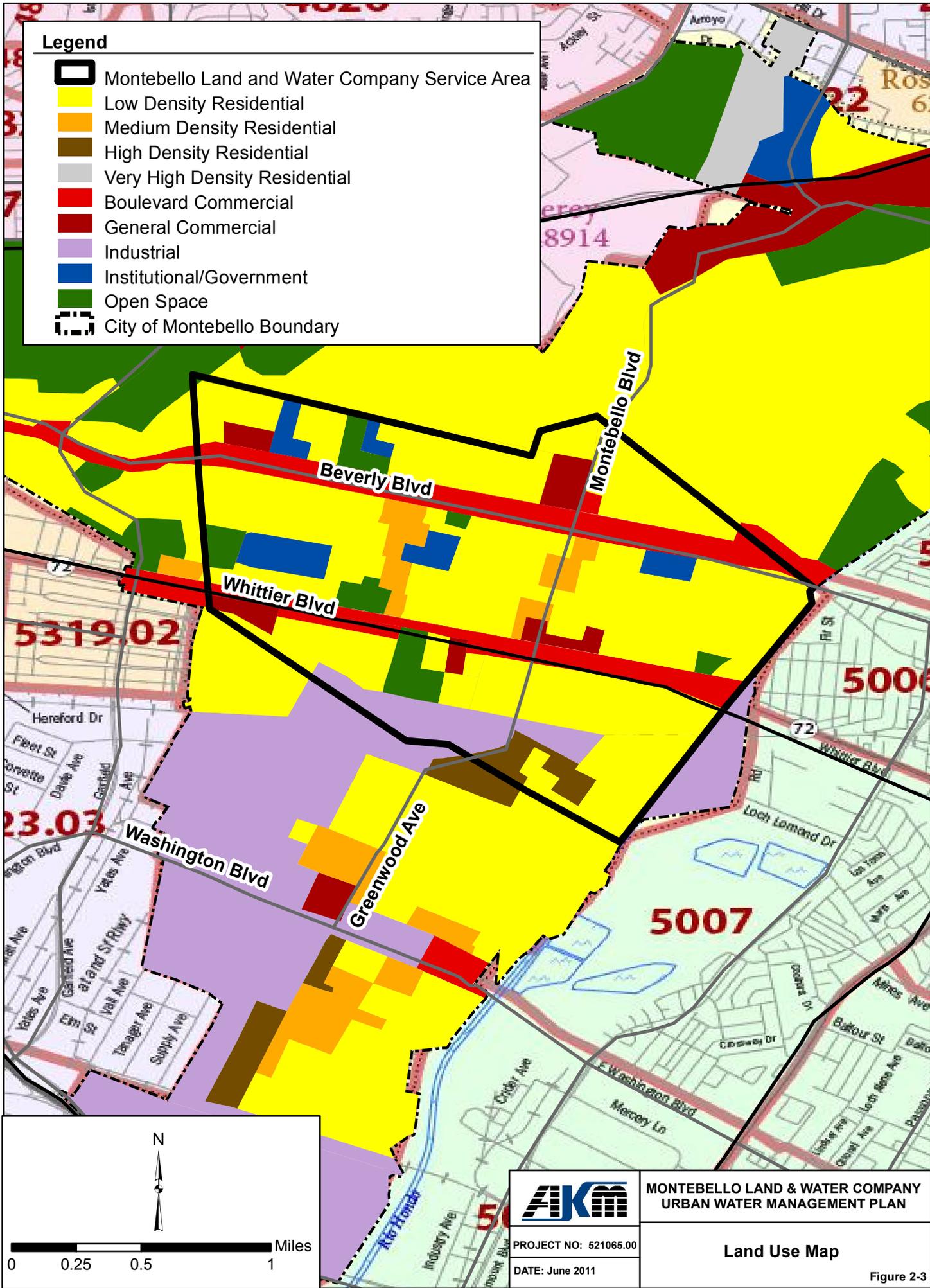
-  City of Montebello Boundary
-  Booster Area Pressure Zone
-  Lower Pressure Zone
-  Altamont Clay Loam
-  Placentia Loam
-  Ramona Loam
-  Tujunga Fine Sandy Loam
-  Yolo Loam



	<b>MONTEBELLO LAND &amp; WATER COMPANY</b> <b>URBAN WATER MANAGEMENT PLAN</b>
	<b>Soils Map</b>
PROJECT NO: 521065.00 DATE: June 2011	Figure 2-2

**Legend**

-  Montebello Land and Water Company Service Area
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Very High Density Residential
-  Boulevard Commercial
-  General Commercial
-  Industrial
-  Institutional/Government
-  Open Space
-  City of Montebello Boundary



	<b>MONTEBELLO LAND &amp; WATER COMPANY URBAN WATER MANAGEMENT PLAN</b>
PROJECT NO: 521065.00 DATE: June 2011	<b>Land Use Map</b>

Figure 2-3

## Land Use

The most recent information on the City's land use characteristics is taken from the 1973 City of Montebello General Plan Land Use Element. At the time of planning, it was assumed that very little to no changes at all would occur in the land use designations throughout the City. The service area of ML&WC lies within portions of the central and northern sections of the City. ML&WC's service area predominantly consists of residential and commercial land uses.

### Residential

The City is comprised primarily of residential land use. About 40.9% of the total land area is assigned as low density residential, which allows a building intensity of up to 40% of the lot coverage; 11.8% is allocated for medium density residential, allowing for a building intensity of up to 50% of the lot coverage; 4.3% for high density residential and 1.8% for very high density residential, each with a maximum building intensity of 60%.

### Commercial

There are two distinct commercial categories in the City. General Commercial encompasses about 5.5% of the land area, and Boulevard Commercial occupies 2.6%. The commercial area includes regional and community shopping facilities, local neighborhood convenience centers, highway oriented development, and professional type areas. The Boulevard Commercial and some General Commercial areas are concentrated along Whittier and Beverly Boulevards. The Beverly Hospital is located within ML&WC's service area.

### Industrial

The industrial section is concentrated in the southern portion of the City. It composes 16.4% of the City's total land area. It allows for up to 100% of lot coverage, provided that it meets setback and parking requirements. Only a small portion of ML&WC south of West Olympic Avenue in the Lower Pressure Zone is industrial.

### Institutional

Only about 4.6% of the City is assigned for institutional uses, such as schools and public facilities. The Montebello City Hall, Library, Police Station, one fire station, and a post office, as well as the Montebello High School, Montebello Intermediate School, Fremont Elementary School, and Washington Elementary School are located within ML&WC's boundary.

### Parks and Open Space

Approximately 12.2% of the City is designated as parks and open space, of which 72.2 acres is the Rio Hondo Channel. In 1973, the General Plan recognized that land acquisition for additional open space would be limited, but 200 acres in the Montebello Hills were reserved as open space. The three-acre Henry Acuna Park, the 14 acre Montebello City Park, and the 3 acre Cathy Hensel Gymnasium and Youth Center are found within ML&WC's service area.

Table 2-1 summarizes the land use categories and acreage allocation in the City.

Table 2-1 Land Use											
	Sub-Areas	Residential Densities				Commercial			Institutional	Parks and Open Space	Total Area (ac)
		Low	Medium	High	Very High	General	Boulevard	Industrial			
North	Area (ac)	1,173.3	119.0	89.8	89.5	165.6	19.8	-	70.1	301.0	2,028.1
	% of Sub-area	57.9%	5.9%	4.4%	4.4%	8.2%	1.0%	0.0%	3.5%	14.8%	100.0%
Central	Area (ac)	469.0	218.1	65.3	-	78.8	80.1	-	125.0	206.1	1,242.4
	% of Sub-area	37.7%	17.6%	5.3%	0.0%	6.3%	6.4%	0.0%	10.1%	16.6%	100.0%
South	Area (ac)	413.5	259.1	61.0	-	31.4	31.2	823.3	35.0	107.5	1,762.0
	% of Sub-area	23.5%	14.7%	3.5%	0.0%	1.8%	1.8%	46.7%	2.0%	6.1%	100.0%
	Total Area (ac)	2,055.8	596.2	216.1	89.5	275.8	131.1	823.3	230.1	614.6	5,032.5
	% of Total	40.9%	11.8%	4.3%	1.8%	5.5%	2.6%	16.4%	4.6%	12.2%	100.0%

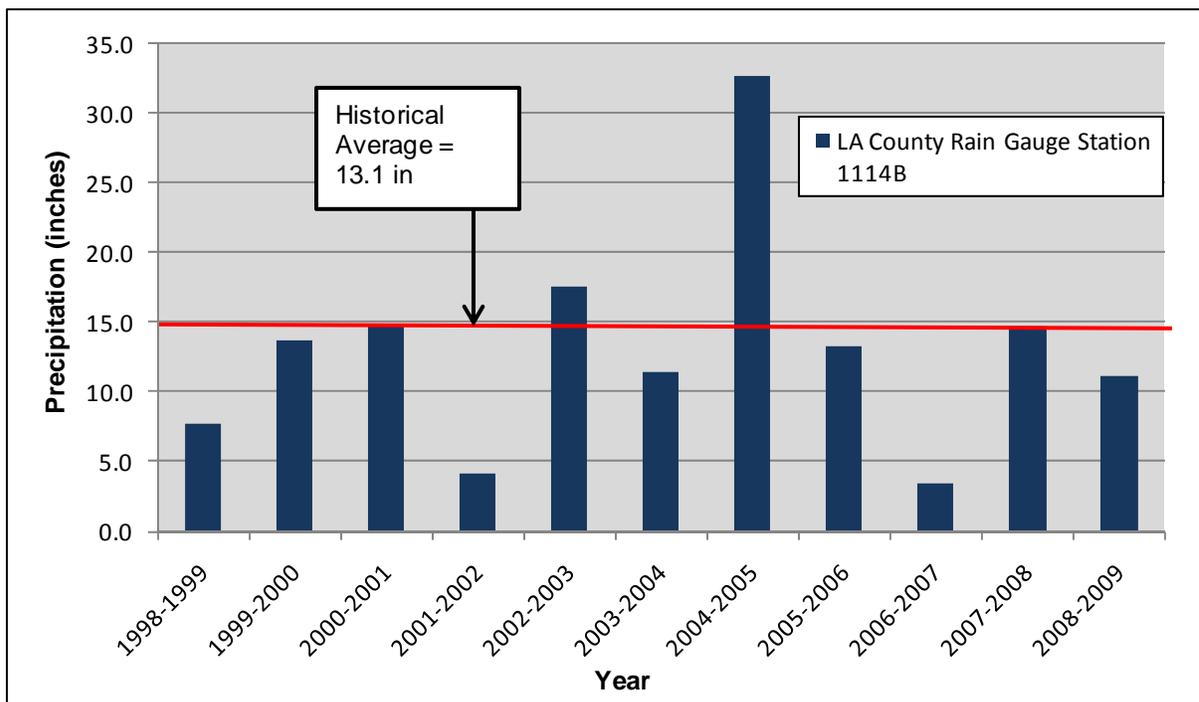
Source: 1973 City of Montebello General Plan Land Use Element

**Requirement**

#9. (Describe the service area) climate (10631(a)).

The climate in the area is typical of Southern California with generally mild temperatures, and virtually no days below freezing. A high temperature of 85.7°F can be experienced in July, and temperatures can be as low as 44.6°F in January. The historical average annual rainfall in the City is about 13.1 inches, as recorded by the Los Angeles County Rain Gauge Station 1114B (Whittier Narrows Dam). The maximum rainfall recorded was 32.7 inches in 2004-2005, and the minimum was 3.5 inches in 2006-2007. Most of the rainfall occurs between November and March. Annual rainfall between 1998 and 2009 is shown on Figure 2-4.

Figure 2-4  
Annual Rainfall 1998-2009



## 2.2 SERVICE AREA POPULATION

### Requirement

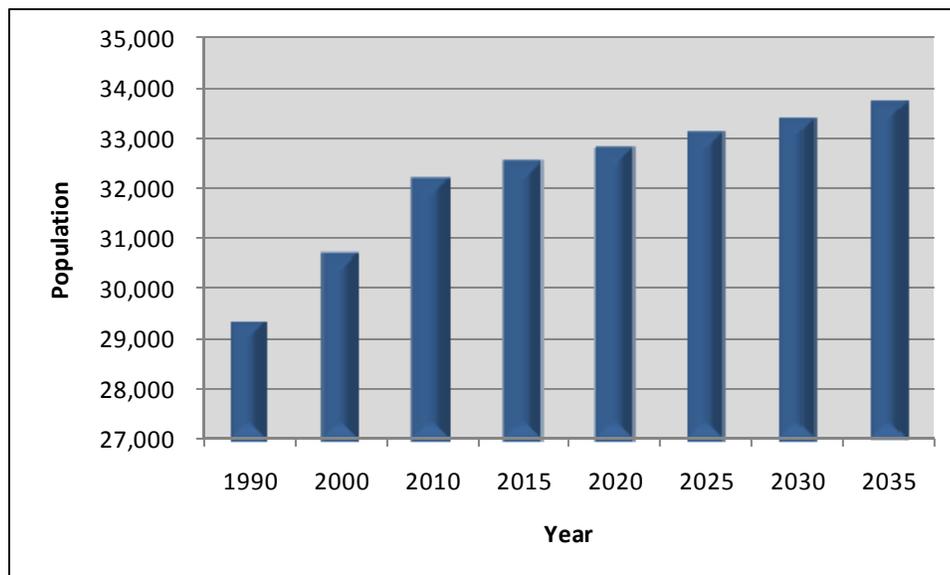
#10. (Describe the service area) current and projected population . . . The projected population estimates shall be based upon data from the state, regional, or local service agency population projections within the service area of the urban water supplier . . . (10631(a)).

Since its incorporation in 1920, the City has grown from a population of 5,498 to approximately 62,500 in 2010 (Reference: California Department of Finance). The City's total population in 2005 was 65,206 according to State Department of Finance estimates. The decline in population between 2005 and 2010 can be attributed to the recent economic downturn. The expected population in 2035 is estimated at 66,005 (Reference: SCAG Adopted 2008 Regional Transportation Plan Growth Forecast).

In 2005, approximately 31,465 persons were served by ML&WC. By 2010, this number has only increased to 32,219 persons. This modest growth in population is reflective of the fact that the service area is built out, and there is lack of land suitable for further development and densification. The boundary of ML&WC's service area is delineated upon the census tract map of the City of Montebello to show which tracts coincide with ML&WC's service area. Using the tract numbers, population data is extracted from the 2010 Census Centers of Population by Census Tract table. Both the tract maps and population tables are available on <http://www.census.gov/>. Figures 2-6, 2-7 and 2-8 show the tract maps for the City of Montebello with the service area boundary of ML&WC for the years 1990, 2000 and 2010, respectively.

Population history and future projections are shown in Figure 2-5.

Figure 2-5  
Historical and Projected Population



Reference: Historical population data from the Bureau of Census

The remainder of the City is provided water service by the City of Montebello (system operated by California Water Service), San Gabriel Valley Water Company, and South Montebello Irrigation District.

**Requirement**

#11. . . . (population projections) shall be in five-year increments to 20 years or as far as data is available (10631(a)).

ML&WC's service area population is listed in Table 2-2 (DWR Table 2).

	2010	2015	2020	2025	2030	2035 - optional	Data source <sup>2</sup>
<b>Service area population<sup>1</sup></b>	<b>32,219</b>	<b>32,520</b>	<b>32,822</b>	<b>33,123</b>	<b>33,425</b>	<b>33,726</b>	<b>Bureau of Census</b>

<sup>1</sup> Service area population is defined as the population served by the distribution system. See Technical Methodology 2: Service Area Population (2010 UWMP Guidebook, Section M).  
<sup>2</sup> Provide the source of the population data provided.

**Requirement**

#12. Describe . . . other demographic factors affecting the supplier's water management planning (10631(a)).

In 2000, the City had approximately 19,416 housing units and a 2.95% vacancy rate, resulting in 3.28 persons per household. In comparison, the total number of housing units stands at approximately 19,768 with a 3.82% vacancy rate in 2010. Consequently, the population per household is estimated to be 3.29 (Reference: California Department of Finance). The City aims to have a full range of housing types and community services that meet the special housing needs for all its residents, regardless of income level, age or other status.

The most recent update to the City of Montebello General Plan Housing Element in 1989 identifies several segments of the population that require special housing needs. Accordingly, these special groups may affect water management planning.

It is important to note, however, that ML&WC's service area only covers a portion of the City's overall population.

**Elderly**

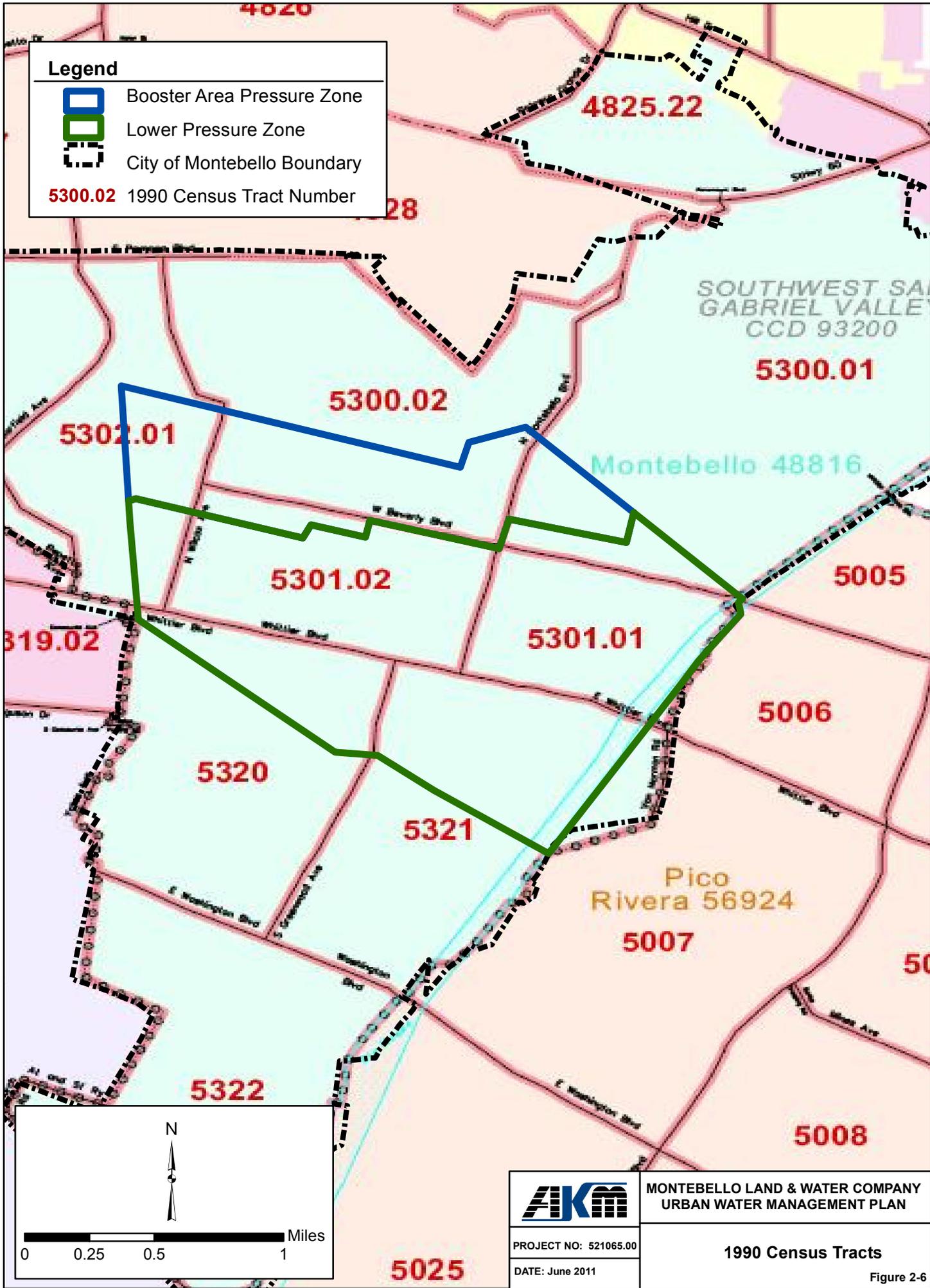
The 1989 Housing Element recognized that the elderly population (ages 65 years and older) would continue to increase as a percentage of the City's total population in the future. Knowing that many of the senior residents would be on fixed income and would not be able keep up with the steep increase in the housing prices, two subsidized senior housing complexes were built to assist the elderly. They are the Beverly Towers with 189 units and the Casa La Merced with 130 units. Casa La Merced is located at ML&WC's Lower Pressure Zone, at the intersection of Montebello Boulevard and Whittier Boulevard. Other forms of housing assistance, such as low interest loans for home maintenance, are made available for seniors, who are either waitlisted for senior housing or who wish to remain in their current homes. The 2005-2009 American Community Survey estimates that 13% of the City's population is 65 years old and over (Reference: 2009 Bureau of Census estimates).

**People with Disabilities**

The 2000 Census identified that 23.2% of the City's population, ages 21 to 64, had disabilities but were not institutionalized. Their needs primarily consist of accessibility in the current housing units and sidewalk ramps. To address their needs, the City uses funding from the Community Development Block Grant to cut curbs and construct sidewalk ramps throughout the City. In addition, select dwelling units may be eligible for City-assisted handicap improvements if at least one resident at that household is handicap and receives rehabilitation treatment through federal, state, or other local sources.

**Legend**

-  Booster Area Pressure Zone
-  Lower Pressure Zone
-  City of Montebello Boundary
- 5300.02** 1990 Census Tract Number



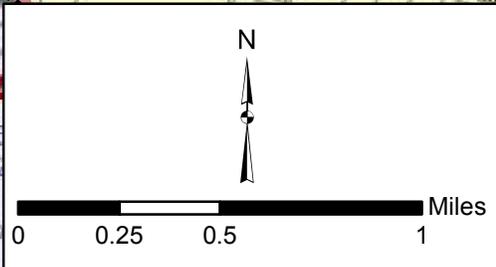
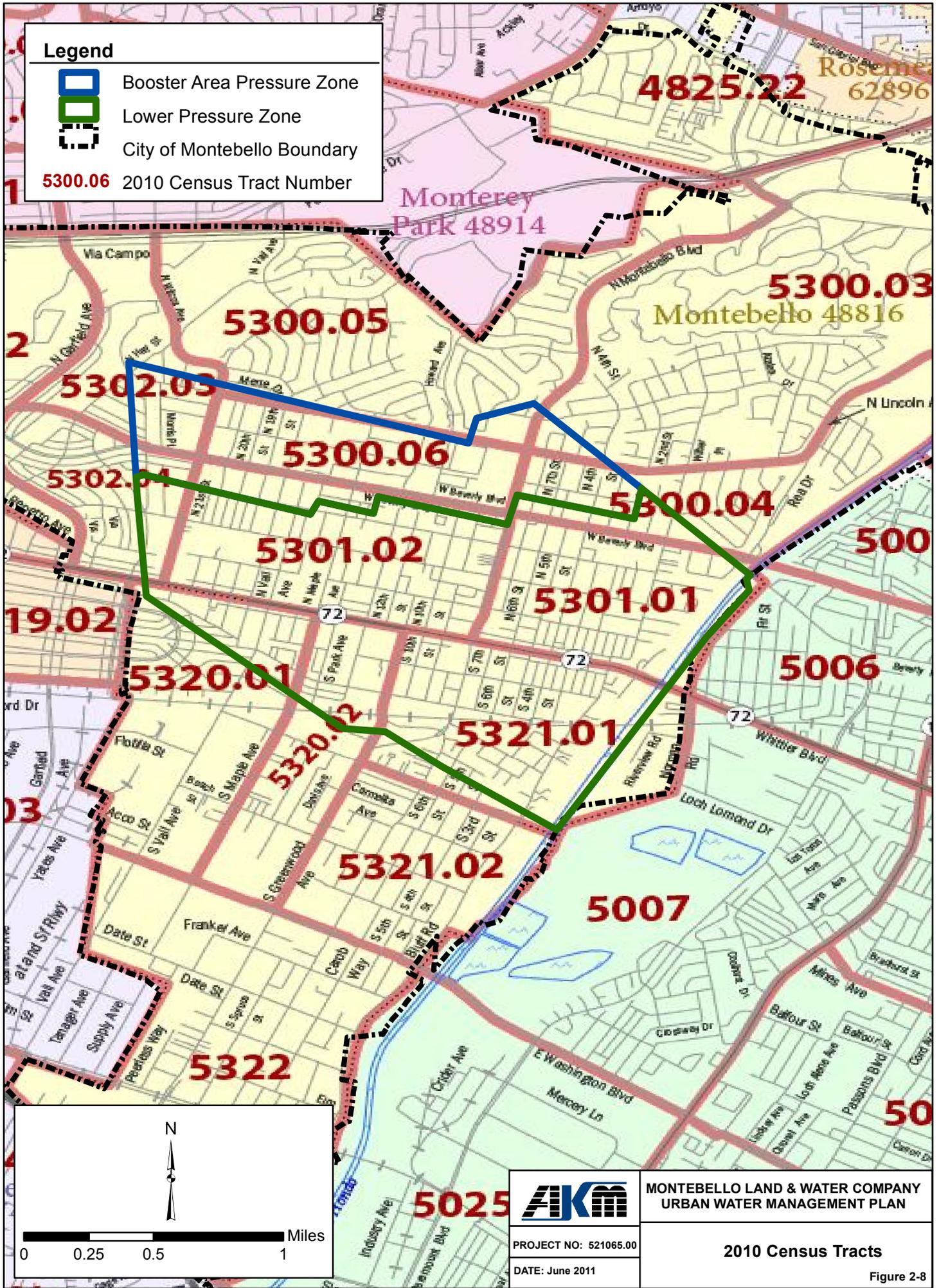
	<b>MONTEBELLO LAND &amp; WATER COMPANY</b> <b>URBAN WATER MANAGEMENT PLAN</b>	
	PROJECT NO: 521065.00 DATE: June 2011	<b>1990 Census Tracts</b>

Figure 2-6



**Legend**

-  Booster Area Pressure Zone
-  Lower Pressure Zone
-  City of Montebello Boundary
- 5300.06** 2010 Census Tract Number



**MONTEBELLO LAND & WATER COMPANY**  
**URBAN WATER MANAGEMENT PLAN**

PROJECT NO: 521065.00  
 DATE: June 2011

**2010 Census Tracts**

Figure 2-8

### Large Families and Overcrowding

Large families typically have at least five members and require housing units with at least three bedrooms. Two problems arise from this: one is that there is a limited supply of large rental units in the City, and large families tend to have a more difficult time to find affordable housing. Large families also tend to be low- to moderate-income; most allocating more than 30 percent of their income on housing; and many are single-parent households.

The main source of assistance for most families is Section 8 housing certificates to help with rent. Some families reside at the 28-unit Villa Margarita, which is considered public housing. Villa Margarita is located at ML&WC's Lower Pressure Zone, on Lohart Avenue and 3<sup>rd</sup> Street. Typically, according to the Los Angeles County Housing Authority, low income families who require large housing units may have to be on the waitlist for two to four years.

Overcrowding, defined as more than 1.5 persons per room in a dwelling unit, is normally experienced by large families due to the high cost of housing. To help alleviate overcrowding, the City offers the Rental Rehabilitation Program, which provides rental property owners low interest loans for property upgrades, such as construction of additional rooms. For homeowners, the Home Improvement and Preservation Program which offers low interest and deferred loans for home improvement expenses, is also available.

### Homeless Families

While there are no homeless shelters within the jurisdiction of the City, several shelters are located in nearby cities. Sundowners, Salvation Army, and the New Jerusalem Church offer temporary shelter to single men. Rio Hondo Temporary Home, Chicana Service Action Center, Southern California Coalition on Battered Women, and Bethel Haven are available to women and their families who need temporary housing.

### Female Headed Households

According to the 2005-2009 American Community Survey, approximately 20.3% of all households in the City were headed by females with no husband present (Reference: 2009 Bureau of Census estimates). However, the City's 1989 Housing Element concluded that a large portion of the female headed households were elderly women. Assuming that a similar statistic exists today, it can be inferred that the special needs of most female headed households can be met through the housing assistance programs that are already available for the elderly.

The groups with special needs may affect ML&WC's water management plan in the following ways: the elderly, handicapped, and homeless families may have limited access to public outreach programs, particularly the public information and education programs; large families and female headed households, who are typically low income earners, may not be able to afford water efficient plumbing retrofits at their homes. Consequently, they may not be fully integrated into ML&WC's water conservation programs. These examples show that additional efforts may be necessary to ensure that the water customers with special needs will have the full opportunity to learn more about and participate in ML&WC's various water conservation programs.