

**ADDENDUM NO. 1
TO THE
TENTATIVE TRACT MAP NO. 15700
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Prepared for:

City of Placentia
Development Services Department
401 East Chapman Avenue
Placentia, California 92870

Prepared by:

Tom Dodson & Associates
P.O. Box 2307
San Bernardino, California 92406

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1. PROJECT DESCRIPTION

A. 1998 Approved TTM No. 15700 Project

In November 1998 Mr. John Coyan/S & S Construction applied for a tentative subdivision map for the development of the 18.29-acre site with 74 dwelling units. The City of Placentia (City) approved Tentative Tract Map (TTM) 15700 in November 1998 for the development of 74 single-family residences on the approximately 18.29-acre site (the "Original Project"). The project site is located on the north side of Alta Vista Street, between Rose Drive and Jefferson Street. Refer to Figures 1 and 2 that show the regional location and site location (aerial photo) of the project site. The project site is bounded on the west by a commercial shopping center; on the north by residential use; on the east by a mix of residential (north), land still being used for oil production, and the Champions Sports Complex; and on the south by Alta Vista Street. The whole 18.29-acre site was previously used for oil production and remains totally disturbed. Active oil production facilities continue to operate on the eastern approximately 4 acres of this property.

The City prepared and adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for the original 74-unit project. The IS/MND is attached to this Addendum as Appendix 1, and it provides a more detailed discussion of the approved project. A final map for TTM No. 15700 was recorded approved in February 2004. As the current vacancy indicates, the site was not developed over the intervening years.

B. 2022 Revised Project

Toll Brothers acquired 14.4 net acres (17.02 gross acres) of the original 18.29-acre property on Alta Vista Street (the 2022 Revised Project). The Assessor Parcel Numbers are 341-501-01 through 341-501-65. The existing Placentia General Plan land use designation for the subject property is Specific Plan and the zoning classification is Specific Plan No. SP-7. The property is further identified as part of the Residential Low Density subarea under the East Placentia Specific Plan. Toll Brothers is requesting City approval of four applications as part of the 2022 Revised Project. The applications include Specific Plan Amendment No. SPA 2022-01, Vesting Tentative Tract Map No. TTM 19250, Development Plan Review No. DPR 2022-04 and Environmental Assessment No. EA 2022-01.

Specific Plan Amendment No. SPA 2022-01 is an application to amend Specific Plan No. 7 (SP-7) (East Placentia) to change the subarea land use designation of the subject property from Residential Low Density (maximum 6.0 du/ac) to Residential Medium Density (maximum 15.0 du.ac) together with changes to the minimum lot size enumerated under Placentia Municipal Code (PMC) Section 3.23.107.070 Building Site Area from 3,100 square feet to 2,600 square feet and to modify PMC 3.23.107.100 for Building Setbacks under the Medium Density Residential Land Use Area to reduce the rear setback from 10 feet to 5 feet for primary structures and/or accessory structures, to reduce the separation between buildings from 15 feet to 10 feet for two-story buildings and to modify Table Note 1 to specify that the minimum required garage setback shall be 18 feet.

Vesting Tentative Tract Map No. VTTM 19250 is an application to subdivide 17.02 gross acres into 100 residential lots on 9.83 acres, 5 lettered lots for private streets comprised of 2.91 acres, 9 lettered lots for landscape purposes on 0.78-acre, 1 lettered lot for a park on 0.67 acre, 3 lettered lots for landscape and oil facilities on 0.20 acre, 1 lettered lot for oil facilities on 0.05 acre, 0.02 acre for public right-of-way dedication and a 2.56 acre remainder parcel. The revised map will result in an increase of 26 new single-family residential lots from the Original Project. The density of the 2022 Revised Project VTTM 19250 will be 6.93 dwelling units per acre.

Development Plan Review No. DPR 2022-04 is an application to permit the construction and operation of a new residential community to be known as Vista Rose consisting of 100 single-family, detached dwelling units, hardscape improvements for private streets, curbs, gutters, and sidewalks, including both private and public decorative landscaping and a park site.

Environmental Assessment No. EA 2022-01 is an application to analyze the potential environmental impacts associated with the proposed 2022 Revised Project.

A single primary private access road enters the property off of Alta Vista Street. Refer to the Alta Vista Site Plan provided as Figure 3 of this Addendum. An underground detention basin (capacity slightly less than two acre-feet) is located on the proposed park lot at the southeastern edge of the property, just north of Alta Vista Street.

Four private roadways (streets A {940'}, B {390'}, C {315'}, and D {755'}), designed to create an internal loop road, will provide access to the proposed residences as shown on Figure 3. The required minimum lot size provided at the site will be approximately 2,600 square feet (sf) with the approval of the Specific Plan Amendment. The current required minimum lot size of Specific Plan 7 is 3,100 and the applicant has submitted an application to revise the required minimum lot size to be 2,600. This change will be processed concurrently with VTTM 19250 and approval of the change will allow the development project to implement a total of 100 residential units on the 14.4-net acre property.

Lot Q (western edge of the property) is not a residential lot. It contains an existing oil pump station facility that conveys flows to the oil facilities located on the parcel to the east of the proposed development. An oil pipeline easement also connects to the oil infrastructure on the property immediately to the east of the project site. An estimated 17 oil wells will need to be properly closed at the site prior to final grading and construction of the individual residences.

The 2022 Revised Project includes off-site water, sanitary sewer, stormwater drainage, and gas/electric utility and infrastructure connections that will be located within existing and approved road rights-of-way to provide service to the proposed subdivision consistent with what was proposed in TTM No. 15700.

Construction is anticipated to begin in mid-2023 at the project site. At that time property will be cleared and grubbed over a period of between two to three weeks. Mass grading will require about 100 working days and will include 60,000 cubic yards of import and export. Final remediation of the project site will occur concurrently with the grading activities. Stormwater management systems will then be installed. This will be followed by connection to wastewater and water systems, and improvements on Alta Vista Street. Final grading is planned for October 2024. Final paving, signage, striping and landscaping is anticipated to be completed in late-2024. Construction of residences is anticipated to begin by late-2023 and continue into 2028 contingent upon when the regulatory agencies with oversight grant the authorizations necessary to commence grading and construction. Toll Brothers anticipates the Orange County Department

of Environmental Health to issue a “no further action” determination prior to occupancy of the homes located on the portions of the project site impacted by prior oil well operations.

This Addendum compiles the necessary information required to update the City’s adopted IS/MND in accordance with Sections 15162 and 15164 of the State CEQA Guidelines.

C. Environmental Review Process

The City has prepared this Addendum in accordance with the current (2022) CEQA Statute (Public Resources Code paras 21000 *et seq.*) and the State CEQA Guidelines (14 Cal. Code Regs. paras 15000 *et seq.*). State CEQA Guidelines Section 15164 includes the following procedures for the preparation and use of an Addendum:

- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary and none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review, but can be included in or attached to the Final EIR or adopted negative declaration.
- (d) The decision-making body shall consider the addendum with the Final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency’s required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Note that Section 15164(b) addresses use of an Addendum in conjunction with a negative declaration, which is the procedure being used in this document. If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency may: (1) prepare a subsequent EIR if the criteria of State CEQA Guidelines Section 15162(a) are met, (2) prepare a subsequent negative declaration, (3) prepare an addendum, or (4) prepare no further documentation. (State CEQA Guidelines Section 15162(b)) When only minor technical changes or additions to an adopted negative declaration (ND) are necessary and none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or ND have occurred, CEQA allows the lead agency to prepare and adopt an Addendum. (State CEQA Guidelines, Section 15164(b)).

Under Section 15162, a subsequent EIR is required only when:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the negative declaration due to the involvement of any new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the negative declaration was adopted, shows any of the following:
- (A) The project will have one or more significant effects not discussed in the previous negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based on the data contained in this environmental document, the City has concluded that an Addendum is the appropriate environmental determination for this second-tier environmental review process to comply with the CEQA as no new significant adverse impacts will result from implementing Vesting TTM 19250.

D. Summary of 2022 Project Modifications

In summary, the proposed 2022 Revised Project as presented in Vesting TTM 19250 reflects the following modifications to TTM No. 15700 as it was originally approved in 1998.

- The project site has been reduced from 18.29-acres to 14.4-net acres.
- The general land use remains the same, single-family residential, but the density has been increased from approximately 4 units per acre to 6.93 units per acre. This will be accomplished by re-designating the Specific Plan subarea for the site from Residential Low Density (6.0 du/ac) to Residential Medium Density (15.0 du/ac).
- The total number of dwelling units has been increased from 74 single-family residences to 100 single-family residences within a smaller development footprint on the project site. This change is accomplished by amending the minimum lot sizes and setbacks in the Specific Plan.
- The 2022 Revised Project includes the closure of all abandoned oil wells on the site and a benzene mitigation plan incorporated into the project design for the installation of a vapor barrier system under each of the 100 homes on the project site.
- Access to the subdivision continues to be off Alta Vista Street.

Regardless, as illustrated in the following text, none of the changes would result in any new significant physical environmental impacts nor in a substantial increase in the severity of the physical impacts beyond the impacts that were already evaluated for the 1998 Original Project, TTM No. 15700.

2. PROCEDURAL CONSIDERATIONS

In 1998, the City of Placentia adopted an IS/MND for TTM 15700 and approved the 1998 Original Project residential subdivision. The City must now determine whether the proposed 2022 Revised Project, described in Section 1.B and D above, results in new significant impacts or more severe adverse impacts that were not evaluated in the adopted IS/MND, which could trigger the need for an alternative CEQA environmental determination to the proposed Addendum. The City must also decide whether an Addendum is the appropriate environmental determination for the 2022 Revised Project if it chooses to approve the 2022 Revised Project entitlements. The adopted 1998 IS/MND provides a baseline and cumulative environmental evaluation and determination for the activities permitted by the entitlement approved for the 1998 Original Project, TTM No. 15700.

This Addendum No. 1 has been prepared in order to determine whether the proposed 2022 Revised Project modifications, summarized above, would result in conditions that would require a subsequent or supplemental environmental impact report, Negative Declaration (ND) and/or Mitigated Negative Declaration (MND) to be prepared because of new or substantially greater adverse environmental impacts. This Addendum also reviews any new information of substantial importance that was not known and could not have been known with exercise of reasonable diligence at the time the IS/MND was adopted in November 1998. This examination includes an analysis in accordance with the provisions of Sections 15164 and 15162 of the State CEQA Guidelines (summarized above), which outline the criteria and procedures for preparing an Addendum to a previously adopted IS/MND.

Also pursuant to CEQA and the State CEQA Guidelines, the City's environmental review of the proposed project modifications is limited to examining the environmental effects associated with the physical changes in the environment from implementing the 2022 Revised Project compared to the 1998 Original Project, i.e., addressing the effects of a different single-family residential development. This narrow focus is due to the fact that the IS/MND has already addressed the environmental impacts of constructing and occupying the original project, TTM 15700.

This Addendum, combined with the original adopted IS/MND, serves as the basis for the City's environmental review of its decision to consider the new Vesting TTM 19250. Addendum No. 1 modifies the Original Project IS/MND adopted by the City in 1998 as its original CEQA environmental determination. No other changes than those outlined in the preceding text are proposed at this time.

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of Placentia is the Lead Agency for the proposed project revisions and is charged with the responsibility of deciding whether or not to approve the proposed entitlements for the 2022 Revised Project as described above and relying on this Addendum as its current CEQA environmental determination. As part of its decision-making process, the City is required to review and consider the potential environmental effects that could result from implementing the 2022 Revised Project relative to the previously approved project, the 1998 Original Project, TTM 15700.

3. ENVIRONMENTAL ANALYSIS OF THE PROJECT MODIFICATION

Following the City's receipt of the revised application from the Toll Brothers for the 2022 Revised Project, the City determined that the project was modified to an extent that when combined with new environmental issues that have been incorporated into the CEQA review process since 1998, a subsequent environmental document/determination would be needed to support an entitlement decision for the 2022 Revised Project. After reviewing the data compiled for this Addendum, the

City decided to prepare and process an Addendum to provide an evaluation of potential project changes that could result from approving the proposed project modifications compared to the project described and approved under the 1998 adopted Mitigated Negative Declaration. This is a relative comparison of the 2022 Revised Project (Vesting TTM 19250) to the 1998 Original Project, approved TTM No. 15700. The purpose is to assess the potential environmental impacts that would result from the project changes outlined in Sections A and B of this document, in comparison to the impact forecast contained in the 1998 IS/MND. The following evaluation provides a comparative analysis of potential environmental impacts in relation to the facts and findings contained in the adopted 1998 Original Project IS/MND document. The following findings and conclusions were developed regarding potential impacts from approval and implementation of Vesting TTM 19250. This analysis follows the format for determining significance included at the end of a standard Initial Study Environmental Checklist Form to present findings.

- a) *POTENTIAL TO DEGRADE: 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?*

Less Than Significant Impact / No Changes or No New Information Requiring Preparation of any additional environmental documentation.

Biology: The biology issue is evaluated in the 1998 Initial Study/Mitigated Negative Declaration (IS/MND) in Section 4, page 6. The 18.29-acre site was evaluated as being highly disturbed and isolated from any natural habitat due to surrounding development. Further, the IS/MND determined that the project site was not occupied by any rare or protected plant or wildlife habitat. No biological resource mitigation was identified in the 1998 IS/MND. The project site has changed very little over the past 20+ years.

Appendix 2 contains a new biological resources assessment (BRA). The BRA includes current photographs of the project site demonstrating that the site remains highly disturbed and any vegetation on the site is periodically mowed or otherwise removed. The BRA reached the following findings: The Project Site is highly disturbed and is and has been operated as an oil field. The habitat on-site is ruderal/disturbed vegetation with gravel and dirt surfaces. The site offers no suitable habitat for any sensitive species. Therefore, no further surveys are required. The BRA also concluded that no jurisdictional features occur on the project site. As can be seen in the Appendix 2 photos, the site also contains stored dirt piles. The project site is entirely disturbed and provides very little natural biological resource value. Based on the lack of any native biological resources impacts, there would be very limited potential to adversely impact such resources. No new or additional biological mitigation measures are required to support the implementation of the proposed project modifications. Comparing the 1998 IS/MND findings for biological resources impacts, the 2022 Revised Project represents no change in potential biological resource impacts compared to the 1998 Original Project. Thus, Vesting TTM 19250 does not result in any new significant impacts or in a substantial increase in the severity of the impacts evaluated in the IS/MND that would trigger subsequent environmental review under Sections 15162 and 15164 that would require preparation of a subsequent document other than this Addendum.

Cultural Resources: The 1998 IS/MND evaluated cultural resource impacts in Section 12, page 9, of the IS/MND. The analysis in this section found that the site has been previously graded and concluded that based on this previous extensive ground disturbance there was no potential for any historical or archaeological resources to exist on the site with any integrity. As shown on the

site photographs in Appendix 2, the project site encompassed by Vesting TTM 19250 is presently a totally disturbed graded site, surrounded by a chain link fence. The 1998 IS/MND found that the project site did not contain any archaeological, historical or religious/sacred uses that would be impacted and no mitigation was required.

The City prepared a new cultural resources report for the 2022 Revised Project and a copy of the report is attached as Appendix 3 to this Addendum. This report reached a similar finding to the 1998 IS/MND for the Original Project and concluded that due to the past disturbances at the project site, no cultural resources with any contextual value occur or are likely to occur within the project's current Area of Potential Effect (APE). Based on the level of historic and current disturbance, there would be very limited potential to adversely impact any cultural resources, and the 2022 Revised Project would not result in a new significant impact or in a substantial increase in the severity of cultural resources impacts compared to the 1998 Original Project. No additional cultural resource mitigation is required for the 2022 Revised Project. The City adopted a condition of approval as part of the 1998 Original Project that if any buried cultural resources are accidentally exposed during site ground disturbing activities, a professional archaeologist will examine the material and provide recommendations for managing the exposed material. Thus, the proposed modified project, Vesting TTM 19250, represents a comparable condition relative to the previous findings for cultural resource impacts compared to the original project.

In conclusion, relative to the biological and cultural resource impacts forecast in the 1998 IS/MND, the 2022 Revised Project would not result in any new significant impacts or in a substantial increase in the severity of biological or cultural resources impacts. No significant adverse change or effect in the scope of impacts for biology or cultural resources are forecast to occur in approving this Addendum and implementing the proposed project modifications incorporated in the current proposed project than the project that was approved in the original 1998 project. No additional biological or cultural resource mitigation is required to support the implementation of the proposed project modifications. The proposed 2022 Revised Project does not represent any change in the project impacts to the existing environment that could cause significant or substantially more severe biological or cultural resource effects or would require further environmental review pursuant to Sections 15162 or 15164 of the State CEQA Guidelines.

b) CUMULATIVE IMPACTS: Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future project.)

Those environmental resources or issues subject to cumulative effects include the following: aesthetics, agriculture/forestry resources, air quality, energy, greenhouse gas emissions, hydrology/water quality, land use/planning, minerals, noise, population and housing, public services and recreation, transportation, tribal cultural resources and utilities/service systems. Since the 1998 IS/MND was adopted, several additional issues have been added to the CEQA Initial Study Environmental Checklist Form that may have the potential to create cumulative impacts: forestry resources, energy, greenhouse gas emissions, traffic vehicle miles traveled, tribal cultural resources, and wildfire. Potential cumulative biology and cultural resource impacts are addressed in the preceding section and no new adverse cumulative impacts to these two resource issues were identified. All environmental issues were determined not to experience any significant project specific or cumulative adverse environmental impact in the 1998 IS/MND, with environmental issues requiring implementation of mitigation measures, as recommended in the 1998 IS/MND. The 2022 Revised Project will increase the total number of residential units on the project site and slightly increase the density of the residential subdivision, but the underlying use,

single family residential, will remain the same as the 1998 Original Project. Further, the 2022 Revised Project consists of the development of a single-family residential subdivision, as was the case with the 1998 Original Project, on the type of project and the potential environmental effects from constructing and occupying TTM 15700 compared to installing and operating the current proposed project, no new or additional significant cumulative effects (i.e., cumulatively considerable) will result from approval and implementation of Vesting TTM 19250. The following evaluation of each potential cumulative impact issue is provided to substantiate this broad finding.

Aesthetics: Aesthetics issues are discussed in the 1998 IS/MND, on page 7. The project site at that time was essentially the same highly disturbed 14.4-acre lot with similar oil production activities. The IS/MND concluded that the project area was completely urbanized; that it would not obstruct any important views; and that the proposed residences would be comparable to the surrounding land uses and not aesthetically offensive. Due to the lack of development on the project site over the intervening 24 years the project site visual condition has remained essentially the same, as shown in the photos in Appendix 2. Figure 4 depicts the project site with the type of residences that will be constructed on the project site through implementation the Revised Project Vesting TTM 19250. Most of the surrounding properties have been developed with a mix of commercial and residential uses, and as Figure 4 illustrates the proposed residences on the project site will be compatible with the surrounding land uses. This residential subdivision represents an enhancement to the existing highly disturbed site which is that of a highly disturbed, graded parcel of land with dirt and waste piles and some ruderal vegetation. The site has minimal aesthetic value within the neighborhood at present. Thus, the proposed implementation of the 2022 Revised Project is not forecast to cause any significant negative alteration of any aesthetic or visual impacts when compared to the impacts evaluated in the 1998 IS/MND. No new or substantially greater cumulatively considerable negative aesthetic impacts will result from implementing the 2022 Revised Project. The 2022 Revised Project will result in a suburban development comprised of 26 more single-family homes than the 1998 Original Project. The proposed subdivision will integrate into the existing urban visual setting of comparable or better quality than the currently approved visual setting. Thus, the 2022 Revised Project would result in the same potential aesthetic impacts as those associated with the construction and development of the 1998 Original Project. No new or substantially greater significant aesthetic impacts will result from approval and implementation of Vesting TTM 19250. In conclusion, the 2022 Revised Project would not result in any new significant impacts or in a substantial increase in the severity of aesthetic impacts compared to the findings in the 1998 IS/MND. No additional aesthetic resource mitigation is required to support the implementation of the proposed project modifications. The proposed modified project does not represent any change in the project impacts to the existing environment that could cause new significant or substantially more severe aesthetics effects or would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Agricultural and Forestry Resources: The 1998 Original Project IS/MND evaluated agricultural and forestry impacts under the Vegetation and Wildlife topic. Since 1998, the State CEQA Guidelines expanded to include a more detailed Agricultural and Forestry Resources topic. Historically, the project site was a mix of grassland and barren areas, with no known forestry resources. That condition remains the same today. The 1998 Original Project IS/MND concluded that agricultural uses did not occupy the project site as the property supported oil production activities. In 1998, the City designated the project site for residential use. The 1998 Original Project IS/MND did not identify mitigation measures for any agricultural and forestry resources impacts because there were no resources identified on the property. The 2022 Revised Project would not result in any new or substantially greater cumulatively significant adverse farmland or forestry resource impacts. The proposed modified project does not represent any changes in the

project impacts to agriculture and forestry resources that could cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Air Quality: Air quality issues are discussed in the 1998 IS/MND in Section 5, pages 4. The City presented its qualitative findings on the size and limited number of single family residences, i.e., 74 units. The 1998 evaluation in the IS/MND required the project to implement South Coast Air Quality Management District (SCAQMD) regulations for dust control. Since 1998 regional air quality has improved as SCAQMD has implemented more stringent air quality management rules and regulations and additional requirements through the more current Air Quality Management Plans. Other improvements have included reductions in fugitive dust emissions and equipment exhaust since 1998 and major reductions in mobile source vehicle exhaust, building energy consumption (current 2019 State Building and Energy codes), and the contribution of the renewable energy generation component of Southern California Edison's energy generation portfolio (currently estimated to be about 39% in 2022).

In order to make a comparative evaluation of air emissions between the approved project, TTM 15700, and the 2022 Revised Project, the Addendum includes a comparison of the construction and operational emissions for the 1998 Original Project and the 2022 Revised Project. Construction activities of the original project and the proposed project both require grading the site and installing underground utility infrastructure. To support the operational emission analysis Urban Crossroads compiled a comparative emission evaluation using current emission models. This Report is titled: "Alta Vista Residential – North Parcel Air Quality, Greenhouse Gas & Energy Assessment," published on November 4, 2022. It is provided as Appendix 4 to this Addendum.

Regarding project construction impacts, two issues are of importance. First, the original project, TTM 15700, was identified as encompassing a total of 18.29 acres, while the proposed project, Vesting TTM 19250 encompasses only 14.4 acres. Thus, based on the smaller construction area and the cleaner construction equipment available in 2022, construction emissions will be less than they would have been in 1998. Regardless, Table 3 in Appendix 4 substantiates that maximum daily construction emissions for Vesting TTM 19250 will be less than significant and not result in any significant impact under SCAQMD daily air quality emission thresholds, which remain the same as identified in 1998.

As noted above, since 1998 regional air quality has improved as SCAQMD has implemented more stringent air quality management rules and regulations and additional requirements through the more current Air Quality Management Plans, and SCAQMD Rules and Regulations. Other improvements since 1998 regarding the air environment have included reductions in fugitive dust emissions and equipment exhaust since 1998; major reductions in mobile source vehicle exhaust emissions; building energy consumption (current 2019 State Building and Energy codes) have reduced area emissions by more than 20%; and the contribution of the renewable energy generation component of Southern California Edison's energy generation portfolio (currently estimated to be about 39% in 2022) results in less overall emissions from electricity consumption.

The data in Table 4 of Appendix 4, documents that operational emissions from Vesting TTM 19250 are well below the SCAQMD daily emission thresholds. For example, the 2022 Revised Project VOC emissions represent only 14% of the maximum daily project and cumulative threshold. Based on this information, no cumulative adverse air quality impacts would result from implementing the revised project. This finding is consistent with the finding in the 1998 IS/MND. Thus, the proposed modified project does not represent any changes in the project impacts to the

existing environmental that could cause new significant or substantially more severe air quality effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Energy: The topic of Energy was included in the 1998 IS/MND, but with a different emphasis. Specifically, the 1998 IS/MND asked one energy-related question on Page 8: “*Use of substantial or excessive fuel or energy?*” The 1998 IS/MND concluded that the project would use energy, but this use was not qualitatively expected to represent a substantial or excessive increase in the use of these energy resources. Since 1998 energy consumption in California for both construction and occupancy has been substantially reduced due to cleaner vehicles (both construction and operations), reduced energy consumption due to stricter building codes, and the increased generation of electricity from renewable sources, all of which reduce demand for basic nonrenewable energy resources. Appendix 4 summarizes all energy demands for the 100-unit project in the near term (through 2028). Tables 9 through 15 summarize all energy demands and the analysis in Appendix 4 for Energy finds that the project energy consumption demands do not constitute a significant new energy demand or an inconsistency with current energy policies. Based on this information, no cumulative adverse energy impacts would result from implementing the revised project. This finding is consistent with the finding in the 1998 IS/MND. The proposed modified project does not represent any changes in the project impacts to energy resources that could cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Greenhouse Gas Emissions: The topic of Greenhouse Gas (GHG) Emissions was not included in the 1998 IS/MND. Thus, in order to compare the GHG emissions for the approved project and proposed project, Urban Crossroads had to developed a GHG emissions forecast using the most current SCAQMD model. Table 8 of Appendix 4 provides the modeling results for 2022 project GHG emissions. The emissions forecast for the 100-unit Vesting TTM 19250 are less than one-half of the 3,000 MTCO₂e/yr SCAQMD threshold, 1,412.64 MTCO₂e/yr. As noted for the air quality analysis, GHG emissions, particularly electricity, would have been greater in 1998 than in 2022. Regardless, based on a 74-unit project, GHG emissions using the current model would be about 26% less than the 2022 project (or about 1,045.35 MTCO₂e/yr) with the 26-unit increases, and both projects would generate GHG emissions far below the existing significance threshold. Based on this information, no cumulative adverse GHG impacts would result from implementing the revised project. The proposed modified project does not represent any changes in the project impacts to greenhouse gas emissions that could cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Hydrology/Water Quality: The hydrology and water quality (water) issues are discussed on page 5 of the 1998 IS/MND. The evaluation in the IS/MND concluded that all hydrology/water quality impacts from the approved project would be less than significant, with no specific mitigation measures but relying upon the City’s grading and plan check process. Hydrology and Water Quality is an issue similar to Air Quality in that it has the potential to result in both cumulative impact (incremental increase in runoff downstream and degradation of water quality) and the potential to have direct adverse impacts (flooding and water pollution) on humans. This discussion of Hydrology and Water Quality focuses on cumulative effects from project implementation. Several changes in the environment have occurred since 1998 that have resulted in improved water quality and reduced downstream discharges from developed sites. First, the Regional Board has established requirements to treat surface runoff prior to discharge downstream. This has resulted in a mix of storm water treatment methods (from bio-treatment basins to mechanical

removal of pollutants, including sediment and trash) and Low Impact Development (LID) requirements by local agencies that require new development projects to retain the incremental increase in runoff from a project site due to development (primarily impervious surfaces). These measures (comply with NPDES permits during grading; and implementation of a Water Quality Management Plan (WQMP) Best Management Practices prior to ground disturbance and after development. Thus, the Stormwater Pollution Prevention Plan (SWPPP) and draft WQMP prepared for Vesting TTM 19250 are new hydrology and water quality management features that would not have been required in 1998. Refer to Appendices 5a and 5b for a copy of the SWPPP and WQMP, respectively for Vesting TTM 19250. These field management plans for stormwater runoff have been designed to capture the increased runoff and treat/store it onsite as part of the WQMP. Based on this information, no cumulative adverse hydrology or water quality impacts would result from implementing the revised project. The proposed modified project does not represent any changes in the project hydrology/water quality impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Land Use/Planning: Land use and planning issues were evaluated in the 1998 IS/MND, on page 6. The analysis in the IS/MND concluded that the proposed project would be consistent with the City's General Plan designation and the Specific Plan designation of low-density residential use.

The original project and the proposed revised project are surrounded by suburban/urban uses and either project would represent infill development, not development that would physically divide a community nor would they conflict with other development plans. The 2022 single family residential project (Vesting TTM 19250) will require a modification to the Specific Plan to allow the proposed density of 6.93 units per acre with an increase of 26 units. Since the original approval in 1998, there have been minimal changes in the area environment and the planning context, other than compatible land uses being developed on adjacent parcels. The proposed modified project is consistent with the existing surrounding land uses and no land use conflicts have been identified based on these surrounding land uses. Thus, the land use and planning impacts from the modified project will be comparable to the original project, i.e., a less than significant cumulative impact since the project is consistent with the 2019 General Plan. Thus, the proposed Vesting TTM 19250 would not result in any changes in the project land use impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Mineral Resources/Hazardous Materials: Mineral Resources/Hazardous Materials was a topic that was not specifically considered in the 1998 IS/MND. A question on page 9, Energy and Scarce Resources, does indirectly address nonrenewable or scarce resources, which could have included minerals, but mineral resources were not mentioned in the 1998 IS/MND. As described in the project description, the project site has historically been used to produce one mineral resource, petroleum. However, this well field is gradually shutting down and all of the wells within the Vesting TTM 19250 boundaries are in the process of being closed in accordance with existing regulations and the closure plan will be reviewed and approved by the Department of Toxic Substances Control (DTSC). The City identified one mitigation measure under mineral resources in the 1998 IS/MND. This measure requires the developer to provide the City with verification that the site has been remediated of all total recoverable petroleum hydrocarbons (TRPH) and it will be required of the 2022 Revised Project. The applicant has further characterized the extent of elevated benzene levels identified on the project site where prior TRPH levels were noted in the 1998 IS/MND. Updated information indicates that there are no new locations of elevated

levels of TRPH or other areas of concern. The 2022 Revised Project incorporates a vapor barrier system design into each of the proposed 100 project homes on the property. The vapor barrier system will address elevated benzene levels in the soil so as to avoid and mitigate potential contamination and health risk. DTSC has regulatory oversight with respect to the approval of the project's proposed barrier system. Therefore, with the vapor barrier system incorporated into the design of the Project residences and the implementation of the 1998 IS/MND mitigation measure, development of the proposed modified development plan for the property has no potential to cause any new or substantially greater impacts to mineral resource values and exposure to hazardous conditions. Thus, the proposed Vesting TTM 19250 would not result in any changes in the project mineral resources/hazardous material impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Noise: The noise issue is qualitatively evaluated in the 1998 IS/MND on page 6, under the topic "Health, Safety and Nuisance Factors." Noise impacts from and to the original project were found to be a mix of less than significant noise impacts, but one noise mitigation measure was identified to ensure that residences adjacent to Alta Vista incorporate noise attenuation features as developed in a noise study prepared for the project site. The noise environment at the project site has remained about the same as in 1998 because the primary sources of noise remain traffic on the adjacent roadway and background noise from future oil production operations. The only unique noise source at this site is the noise of the compressor which is located on the parcel of land east of the project site and which results in a background noise of about 84 dBA (discussed below). A noise study ("Vista Rose Noise Impact Analysis City of Placentia", provided in Appendix 6a) has been prepared in accordance with mitigation requirements, and reached the following findings:

- Off-site road noise attributable to the 2022 project will be less than significant with a 0.1 dBA increase from 1998 to 2022;
- Alta Vista noise on the site will require implementation of noise barriers and windows closed with STC rating of 27 adjacent to the roadway to achieve all City noise standards in accordance with the 1998 noise mitigation requirement;
- 2022 project will contribute to a less than significant operational noise increase in the project vicinity;
- Short-term construction noise will be below the City's significance thresholds; and
- Construction vibration impacts will be less than significant.

As described above, the adjacent oil facility currently operates a pump station that generates stationary noise. Although the proposed project will not modify this existing source of noise, future residences at Vista Rose will be exposed to noise from this facility. Toll Brothers commissioned a noise technical study ("Vista Rose On-Site Noise Analysis City of Placentia," provided in Appendix 6b) to identify the design requirements to provide a noise environment at all residences in the Vista Rose development that are consistent with the City's noise requirements. Figures 5 and 6 show the affected Vista Rose residences and the wall solutions that need to be installed to achieve the City's exterior and interior noise standards. Toll Brothers has incorporated these required facilities into the design of Vesting TTM 19250. The specific information supporting these noise attenuation design features are described in Appendix 6b).

Additionally, Urban Crossroads, Inc. prepared supplemental on-site noise assessment (Vista Rose Supplemental On-Site Noise Assessment, provided in Appendix 6c) to evaluate the noise impacts associated with the Project from the adjacent commercial land uses west of the Project

site. The supplemental noise assessment demonstrates that the off-site commercial uses will comply with the City of Placentia noise standards with the barrier heights shown at 6 feet and 8 feet along the western Project boundary. Therefore, the operational noise impacts are considered less than significant at the on-site noise-sensitive receiver locations modeled in the assessment.

Thus, from a noise perspective the proposed Vesting TTM 19250 Project will cause and experience a comparable noise impact on the surrounding environment relative to the originally approved project. Vesting TTM 19250 also includes design features that ensure future residences will be protected from excessive noise. Therefore, the proposed 2022 Revised Project will result in a less than significant contribution to cumulative noise on the surrounding area. Thus, the proposed Vesting TTM 19250 would not result in any changes in the project noise impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Population/Housing: The population and housing issue is evaluated in the 1998 IS/MND on page 7. The 1998 IS/MND evaluated population and housing issues and concluded that implementation of TTM 15700 would result in no significant adverse impacts. Vesting TTM 19250 adds 26 units on the project site and from the City's perspective the additional housing will be consistent with the City's objective of providing additional housing options for future residents. Specifically, between now and City build-out (General Plan, 2019) about 6,500 new residences are anticipated to be constructed. The additional 26 residences represent 0.037 percent of these additional units. Population per residence is estimated at 2.87 persons per unit, or an estimated additional 69 residents. The City forecast an additional 18,271 population at buildout (General Plan, 2019). The 69 residents equate to 0.038% of this future population. The density increase is consistent with the City's General Plan, but it will require a modification of Specific Plan No. 7. Therefore, the proposed modified project will result in a less than significant contribution to cumulative population and housing impacts in the City of Placentia. Thus, the proposed Vesting TTM 19250 would not result in any changes in the project population/housing impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Public Services and Recreation: The public services/recreation issues are evaluated in the 1998 IS/MND on page 8. No significant adverse impacts to any public services were identified with payment of mitigation fees (Development Impact Fees, DIF) which are based on the number of residential units, and implementation of design requirements from the Fire and Sheriff's Departments. Although the various public service infrastructure systems will have expanded since the IS/MND was approved in 1998, the City has adjusted the fees to meet current demand for such services and it still relies upon the payment of DIF to offset the demand for new services, i.e., to reduce potential impacts to Public Services to a less than significant impact. Through implementation of the standard conditions of approval referenced in the same manner as the 1998 project, potential demands for all public services can be reduced to a less than significant impact level for the modified 2022 project. Therefore, the proposed modified project will result in a similar less than significant contribution to demand for public services. With payment of fees, the modified project will have a less than significant impact on Public Services. Thus, the proposed Vesting TTM 19250 would not result in any changes in the project public services and recreation impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Transportation/Traffic: The transportation and traffic issues are evaluated in the 1998 IS/MND, on page 7. A traffic study is referenced in the IS/MND, but was not readily accessible for review and reference. Based on the discussion of this issue in the 1998 Initial Study, the 2022 Revised Project with its 26-unit increase would not result in significant trip generation that would adversely impact traffic flow on the adjacent circulation system, nor cause any other significant adverse impacts.

Two transportation system studies have been prepared to support the findings in this Addendum. The Placentia Alta Vista Traffic Analysis (11/16/22) (Appendix 7a of this document) addresses the potential project Level of Service (LOS) impacts on the area circulation system. To ensure that the trip generation forecast was conservative, the evaluation considered the full 100-unit project's effects on local intersections agreed upon with the City of Placentia. This is a conservative approach as the original 74-unit project (TTM 15700) falls within this 100-unit forecast. Under the three agreed upon future conditions evaluated (existing, existing plus cumulative and existing, plus cumulative and with project conditions), all intersections continued to operate at an acceptable LOS "D" or better during morning and evening peak hours without any improvements. Therefore, implementation of the 2022 Vesting TTM 19250 would not cause any significant adverse LOS impacts as the original TTM 15700 also would not. Thus, the proposed Vesting TTM 19250 would not result in any changes in the project transportation/traffic impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Vehicle Miles Traveled (VMT) analysis was mandated by the State as a topic for transportation system evaluation beginning in 2020. The State intended VMT to replace LOS as the primary transportation impact evaluation methodology (focus on reducing the average number of miles traveled for each trip), but local jurisdictions still require a LOS analysis in order to ensure the circulation system can be maintained at a level of traffic flow that meets a City's thresholds. Urban Crossroads prepared an evaluation of the project's VMT through the City VMT Screening Analysis. This study is provided in Appendix 7b of this document and is titled "Placentia Alta Vista Vehicle Miles Traveled (VMT) Screening Analysis" (10/13/2022). The proposed project (100 units reflecting the 26-unit increase from the original project) screened out under the "Low VMT-Generating Areas" criterion. Thus, the 2022 Vesting TTM 19250 Project will screen out from the VMT analysis and is presumed to have a less than significant VMT impact. Thus, the proposed Vesting TTM 19250 would not result in any changes in the project transportation/traffic impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Tribal Cultural Resources: The topic of Tribal Cultural Resources was not included in the 2003 IS/MND. This topic only became an issue in the Initial Study Checklist form in 2015. The Cultural Resource issues are evaluated in the 1998 IS/MND in Section 12, page 9. The analysis in this section found that the site has been previously graded and concluded that based on this previous extensive ground disturbance there was no potential for any historical or archaeological resources to exist on the site with any integrity. As shown on the current site photographs in Appendix 2, the project site encompassed by Vesting TTM 19250 is presently a totally disturbed graded site, surrounded by a chain link fence. The 1998 IS/MND found that the project site did not contain any archaeological, historical or religious/sacred uses that would be impacted and no mitigation was required. A new cultural resources report has been prepared for the project site (3/2/2023) and a copy of the report is provided as Appendix 3 to this Addendum. This report reached a similar finding to the 1998 IS/MND and concluded that due to the past disturbance no cultural

resources with any contextual value occurs or is likely to occur within the project Area of Potential Effect (APE, 14.4-acre site). Based on the level of historic and current disturbance, there would be very limited potential to adversely impact any cultural resources. No additional cultural resource mitigation is required to support the implementation of the proposed project modifications. However, the City has established a condition of approval that if any buried cultural resources are accidentally exposed during site ground disturbing activities, a professional archaeologist will examine the material and provide recommendations for managing the exposed material. Thus, the proposed modified project, Vesting TTM 19250, represents a comparable condition relative to the previous findings for cultural resource impacts under the original project. Since an Addendum does not require AB 52 consultation, no further action is required to address the Tribal Cultural Resource issue. Thus, the proposed Vesting TTM 19250 would not result in any impacts to Tribal Cultural Resources that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Utilities/Service Systems: Utilities and service systems are evaluated in the 1998 IS/MND on page 8. The IS/MND concluded that all utilities already existed at the site and connections can be extended to the adjacent utility systems without causing any significant adverse impacts to such systems. According to the City's 2019 General Plan EIR, all utilities can be provided to the development within the City through build-out of the City without significant adverse impact. Thus, these service connections are still in place and there are no new electrical or gas service upgrades for this project. Based on the proposed project's limited new demand for utilities, the proposed modified project will result in a less than significant contribution to cumulative demand for these utilities and service systems. Thus, the proposed Vesting TTM 19250 would not result in any changes in the project impacts to utilities/service systems that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA.

Based on a direct comparison of the original and modified project, no new significant adverse cumulative impacts will occur. Thus, implementation of the modified project, Vesting TTM 19250, is not forecast to cause any new or more significant cumulatively considerable impacts. Thus, proposed Vesting TTM 19250 would not result in any cumulative impacts that would cause new significant or substantially more severe effect that would warrant further environmental review under CEQA.

c) *ADVERSE IMPACTS ON HUMANS: Does the project have environmental effects on human beings, either directly or indirectly?*

Less Than Significant Impact / No Changes or New Information Requiring Preparation of an EIR. Those project-related environmental resources or issues that pose a potential to have direct or indirect adverse effects on human beings include the following: air quality, geology and soils, hazards and hazardous materials, hydrology/water quality, noise, and wildfire. The 1998 IS/MND concluded that none of the above environmental issues would experience any significant project specific or cumulative adverse environmental impacts to human beings (people). Based on the analysis in support of this Addendum, implementation of the Vesting TTM 19250 Project will result in comparable adverse impacts on humans as identified for the approved project evaluated in the 1998 IS/MND. All environmental issues with impacts to human beings under the modified project were determined to not experience any direct or indirect significant adverse environmental impact. Thus, based on the type of project and the potential environmental effects from constructing and operating the Vesting TTM 19250 Project, no new or substantially more severe significant effects on human beings will result from implementing the proposed Revised Project. The following evaluation of each potential impact issue is provided to substantiate this finding.

Air Quality: Air quality issues are discussed in the 1998 IS/MND in Section 5, pages 4. The City presented its qualitative findings on the size and limited number of single family residences, i.e., 74 units. The 1998 evaluation in the IS/MND required the project to implement South Coast Air Quality Management District (SCAQMD) regulations for dust control. Since 1998 regional air quality has improved as SCAQMD has implemented more stringent air quality management rules and regulations and additional requirements through the more current Air Quality Management Plans. Other improvements have included reductions in fugitive dust emissions and equipment exhaust since 1998 and major reductions in mobile source vehicle exhaust, building energy consumption (current 2019 State Building and Energy codes reduce energy demand), and the contribution of the renewable energy generation component of Southern California Edison's energy generation portfolio (currently estimated to be about 39% in 2022).

In order to make a comparative evaluation of air emissions between the approved project, TTM 15700, and the 2022 Revised Project, Toll Brothers authorized a comparison of the construction and operational emissions for the two alternatives. Construction activities of the original project and the 2022 Revised Project both require grading the site and installing underground utility infrastructure. To support the operational emission analysis Urban Crossroads compiled a comparative emission evaluation using current emission models. This Report is titled: "Alta Vista Residential – North Parcel Air Quality, Greenhouse Gas & Energy Assessment," published on November 4, 2022. It is provided as Appendix 4 to this Addendum.

Regarding project construction impacts, two issues are of importance. First, the original project, TTM 15700, was identified as encompassing a total of 18.29 acres, while the proposed project, Vesting TTM 19250 encompasses only an estimated 14.4 acres. Thus, based on the smaller construction area and the cleaner construction equipment available in 2022, construction emissions will be less than they would have been in 1998. Regardless, Table 3 in Appendix 4 clearly substantiates that maximum daily construction emissions for Vesting TTM 19250 will be less than significant and will not result in any significant impact under SCAQMD daily air quality emission thresholds, which remain the same as identified in 1998.

As noted above, since 1998 regional air quality has improved as SCAQMD has implemented more stringent air quality management rules and regulations and additional requirements through the more current Air Quality Management Plans, and SCAQMD Rules and Regulations. Other improvements since 1998 regarding the air environment have included reductions in fugitive dust emissions and equipment exhaust since 1998; major reductions in mobile source vehicle exhaust emissions; building energy consumption (current 2019 State Building and Energy codes) have reduced area emissions by more than 20%; and the contribution of the renewable energy generation component of Southern California Edison's energy generation portfolio (currently estimated to be about 39% in 2022) results in less overall emissions from electricity consumption.

The data in Table 4 of Appendix 4, documents that operational emissions from Vesting TTM 19250 are well below the SCAQMD daily emission thresholds. For example, the project VOC emissions represent only 14% of the maximum daily project and cumulative threshold. Based on this information, no cumulative adverse air quality impacts would result from implementing the revised project with its additional 26 dwelling units. This finding is consistent with the finding in the 1998 IS/MND. Thus, the proposed Vesting TTM 19250 would not result in any changes in the project cumulative air quality impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Thus, the modified project air quality impacts will be substantially lower and remain less than significant when compared to the original approved project, even with the increase in residential units. No new, direct air quality health impacts would result from implementing the revised project. Local significance thresholds (LSTs) were evaluated in Appendix 4, and the Revised Project would not exceed any of these thresholds at the local level. This finding is consistent with the finding in the 1998 IS/MND. The revised project air quality impacts remain less than significant, and no new mitigation measures need to be implemented. Based on this finding, the proposed project will not contribute to any significant adverse air quality impacts to human beings. Thus, the proposed Vesting TTM 19250 would not result in any changes in the project cumulative air quality impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Geology and Soils: The geology and soil issues are evaluated in the 1998 IS/MND on page 4. The project site was identified as having minimal geologic or soil constraints, but due to some slopes greater than 10% the project was required to submit and implement a compliant grading plan. There are no active faults, no landslide risk, minimal known subsidence hazards, and no expansive soils. The site is subject to ground-shaking from regional seismic events. Project site geology and soil resources and hazards remain the same as identified in the 1998 IS/MND. This document has identified fugitive dust mitigation and short- and long-term management of water erosion through the implementation of a SWPPP and WQMP at the project site. Further, to address the historic uses of the site for petroleum production, the applicant will obtain clearance from the OCHCA regarding site remediation prior to occupancy of the project site. Based on the preceding findings, the proposed revised project will not contribute to new or greater geology or soil impacts to human beings at this site. Thus, the proposed Vesting TTM 19250 would not result in any changes in the project geology and soils impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Hazards and Hazardous Materials: The potential for exposure to hazardous materials was a topic that was not specifically considered in the 1998 IS/MND. However, a question on page 9, Energy and Scarce Resources, does indirectly address potential hazardous materials as a nonrenewable mineral resource, in this case petroleum production. As described in the project description, the project site has historically been used to produce one mineral resource, petroleum. However, this well field is gradually shutting down and all of the wells within the Vesting TTM 19250 project site are in the process of being closed in accordance with existing regulations and the closure plan will be reviewed and approved by the Orange County Environmental Health Agency. The City identified one mitigation measure under mineral resources. This measure requires the developer to provide the City with verification that the site has been remediated of all total recoverable petroleum hydrocarbons (TRPH) prior to occupancy. This measure will also be required of the 2022 Revised Project. Therefore, with implementation of this mitigation measure, development of the proposed modified development plan for the property has no potential to cause any adverse impact due to past petroleum production activities on the property. Based on the preceding findings, the proposed project will not contribute to new or greater significant hazards or hazardous materials impacts to human beings with implementation of required mitigation. Thus, the proposed Vesting TTM 19250 would not result in any changes in the project cumulative hazards and hazardous materials impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Hydrology and Water Quality: The hydrology and water quality (water) issues are discussed on page 5 of the 1998 IS/MND. The evaluation in the IS/MND concluded that all hydrology/water quality impacts from the approved project would be less than significant, with no specific mitigation measures but relying upon the City's grading and plan check process. Hydrology and Water Quality is an issue similar to Air Quality in that it has the potential to result in both cumulative impact (incremental increase in runoff downstream and degradation of water quality) and the potential to have direct adverse impacts (flooding and water pollution) on humans. This discussion of Hydrology and Water Quality focuses on direct adverse effects on humans from project implementation. Several changes in the environment have occurred since 1998 that have resulted in better water quality and reduced downstream discharges from developed sites. First, the project site is not exposed to any significant flood hazards. The site is located on FEMA Firm Panel 060229-0007-E where the site is identified as being in zone X, or an area exposed to the 500-year flood. Thus, the project site is not exposed to significant flood hazards, direct impact, either now or in 1998. Regarding indirect effects on humans from polluted water or creation of downstream flood hazards, the current mix of storm water treatment methods (from bio-treatment basins to achieve mechanical removal of pollutants, including sediment and trash) and Low Impact Development (LID) requirements by local agencies that require new development projects to retain the incremental increase in runoff from a project site due to development (primarily impervious surfaces). These measures (comply with NPDES permits during grading; and implementation of a Water Quality Management Plan (WQMP) Best Management Practices prior to ground disturbance and after development) ensure that direct adverse effects from hydrology and water quality will be controlled. Refer to Appendices 5a and 5b for a copy of each plan. Thus, the Stormwater Pollution Prevention Plan (SWPPP) and draft WQMP prepared for Vesting TTM 19250 are new hydrology and water quality management features that would not have been required in 1998. These field management plans have been designed to capture the increased runoff and treat/store it onsite as part of the WQMP. Based on this information, no downstream indirect adverse hydrology or water quality impacts would result from implementing the revised project. Thus, the proposed Vesting TTM 19250 would not result in any changes in the project cumulative hydrology/water quality impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Noise: The noise issue is evaluated in the 1998 IS/MND on page 6, under the topic "Health, Safety and Nuisance Factors." Noise impacts from and to the original project were found to be a mix of less than significant noise impacts, but one noise mitigation measure was identified to ensure that residences adjacent to Alta Vista incorporate noise attenuation features as developed in a noise study prepared for the project site to minimize adverse noise impacts. The noise environment at the project site has remained about the same as in 1998 because the primary sources of noise remain traffic on the adjacent roadway and background noise from oil production operations east of the project site. The only unique noise source at this site is the noise of the compressor which is located on the oil production parcel east of the project site and which results in an intermittent noise of about 84 dBA for each day. Three noise evaluations (Vista Rose Noise Impact Analysis, provided in Appendix 6a, Vista Rose On-Site Noise Analysis, provided in Appendix 6b and the Vista Rose Supplemental On-Site Noise Assessment, provided in Appendix 6c) have been prepared to evaluate the 26-unit increase in the 2022 Revised Project in accordance with mitigation requirements, and reached the following findings:

- Off-site road noise will be less than significant with a 0.1 dBA increase from 1998 to 2022;
- Alta Vista noise on the site will require implementation of noise barriers and windows closed with STC rating of 27 to achieve all City noise standards in accordance with the 1998 mitigation requirement;

- The 2022 project will contribute to a less than significant operational noise increase in the project vicinity;
- Short-term construction noise will be below the significance threshold; and
- Construction vibration impacts will be less than significant
- A noise attenuation barrier wall will need to be installed (refer to Figures 5 and 6) to reduce background noise levels to be consistent with the City's residential noise thresholds.

Thus, from a noise perspective the proposed Vesting TTM 19250 Project site will cause and experience a comparable noise impact relative to the originally approved project. Therefore, the proposed project will result in a less than significant contribution to harmful noise on the surrounding area and exposure to noise sources at the site. Thus, the proposed Vesting TTM 19250 would not result in any changes in the project cumulative noise impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Wildfire: Wildfire is a new issue added to the Initial Study Checklist Form in 2019. This topic was not directly addressed in the 1998 IS/MND. However, the IS/MND project area is not located within a wildfire hazard area due to the surrounding urbanized development. The nearest wildfire/urban interface (VHFHSZ) is located just north of the City's northernmost point at Rose Drive in the hills within the City of Brea. This circumstance also applied to the project site in 2003 and continues to be valid for the modified project; therefore, the proposed modified project will result in a less than significant exposure to wildland fire hazards and poses no significant new wildfire hazard if the modified project is approved and implemented. Thus, the proposed Vesting TTM 19250 would not result in any changes in the project wildfire impacts that would cause new significant or substantially more severe effects that would warrant further environmental review under CEQA as outlined in Sections 15162 and 15164 of the State CEQA Guidelines.

Based on a direct comparison of the original and modified project, no new significant adverse human impacts will occur from implementing the modified project, Vesting TTM 19250. Thus, implementation of the revised project is not forecasted to cause any new or substantially more severe human impacts.

4. CONCLUSION

The information presented in the 1998 IS/MND for the TTM 15700 Project was used as a basis for the analysis in this Addendum, updated with current information from sources cited, referenced, and attached. Upon review of the 1998 IS/MND, the information and findings in this Addendum and all supporting evidence, this Addendum concludes that the potential adverse environmental impacts from implementing the proposed revised project, as described in Section 1.B of this document (Vesting TTM 19250), will not cause any new or substantially more severe significant impacts to the environment than forecasted in the 1998 IS/MND as summarized in this Addendum and provided in Appendix 1. The proposed Vesting TTM 19250 Project will be required to comply with the adopted 1998 IS/MND mitigation measures and conditions of approval as applicable for construction and operation of the facility. A copy of all mitigation measures is provided for review in Appendix 1 of this document. There are no new or substantially more severe environmental impacts that result from the proposed revised project modifications, based on continuing to implement the commitments in the 1998 IS/MND. For most issues the impacts from the Vesting TTM 19250 Project will be comparable or slightly greater than would occur if the approved project was implemented, because the revised project is slightly denser with 26 more

residential units than the Original Project. In no instance will any new significant impact result from project implementation.

This Addendum provides the City of Placentia with new and updated information substantiating the conclusion that the proposed revised project modifications will not cause substantial new or more significant physical changes to the environment that would require preparation and processing of a new negative declaration or a new environmental impact report. Such documentation would only be required due to the involvement of new significant environmental effects, new mitigation measures being available or required or a substantial increase in the severity of previously identified significant effects from implementing the original project (Section 15162, State CEQA Guidelines). The facts and findings cited above and provided in this Addendum allow the City to use an Addendum in accordance with Section 15164 of the State CEQA Guidelines for considering approval of the Vesting TTM 19250 Project.

Pursuant to CEQA Section 15164, the IS/MND adopted in 1998, as updated with this Addendum, can be relied upon for documentation of the effects of approving the Vesting TTM 19250 Project. Because the changes in this project do not exceed the thresholds outlined in Sections 15162 and 15164 of the State CEQA Guidelines, no further analysis of the environmental impacts of the project is required in a Supplemental/Subsequent EIR or a new MND. The proposed revised project does not substantially alter the conclusions contained in the IS/MND as adopted by the City in 1998. The analysis presented above of the changes to the approved TTM 15700 project provides substantial evidence in support of the City's adoption of Addendum No. 1 to the City's original 1998 IS/MND.

This Addendum No. 1 to the 1998 IS/MND for the proposed Vesting TTM 19250 Project includes the changes or additions necessary to make the adopted environmental document adequate under CEQA for the proposed project modifications and new entitlement. This Addendum incorporates the adopted 1998 IS/MND, this document, and all staff reports and information submitted to the decision-makers regarding environmental issues affected by the proposed revised project. This Addendum is intended to provide additional information for decision makers and others, as appropriate, to review with an objective assessment of the potential environmental impacts associated with the implementation of the proposed project as defined in the Vesting TTM 19250 Project.

5. REVIEW AUTHORITY

The City of Placentia serves as the CEQA lead agency for this project. It is recommended that an Addendum be adopted as the appropriate CEQA environmental determination for the proposed project modifications, which are outlined in Vesting TTM 19250 application to allow installation of a 100-unit residential subdivision on a 14.4 net acre property in the City of Placentia, the supporting application, and the supporting findings and conditions of approval. All documents supporting the Addendum, as well as the prior environmental documents, are located at the City of Placentia Development Services Department at 401 East Chapman Avenue, Placentia, CA 92870.

6. CERTIFICATION

Signature

Date

Project Planner

For: Joseph Lambert
Development Services Director

Printed Name

7. REFERENCES

CRM TECH, Update to Historical/Archaeological Resources Survey, Vesting Tentative Tract Map No. 19250, City of Placentia, California dated March 2, 2023

Jennings Environmental, Biological Resources Assessment for Alta Vista Development in the City of Placentia, Orange County, California dated October 19, 2022

City of Placentia, Department of Development Services, Initial Study of Environmental Impacts, November 1998

Urban Crossroads, Alta Vista Residential – North Parcel Air Quality, Greenhouse Gas & Energy Assessment dated November 4, 2022

Urban Crossroads, Placentia Alta Vista Traffic Analysis dated November 16, 2022

Urban Crossroads, Placentia Alta Vista Vehicle Miles Traveled (VMT) Screening Analysis dated October 13, 2022

Urban Crossroads, Vista Rose Noise Impact Analysis, City of Placentia dated January 19, 2023

Urban Crossroads, Vista Rose On-Site Noise Analysis, City of Placentia dated January 18, 2023

Urban Crossroads, Vista Rose Supplemental On-Site Noise Assessment dated March 14, 2023

Wilson Mikami Corporation, Alta Vista Development Site Plans including Site Plan, Sections, Parking Plan, Conceptual Grading and Drainage Plan, Wall and Fencing Conceptual Plan dated September 6-7, 2022

Wilson Mikami Corporation, Alta Vista Vesting Tentative Tract Map No. 19520 dated September 6-7, 2022

Wilson Mikami Corporation, County of Orange/Santa Ana Region Priority Project, Preliminary Water Quality Management Plan (WQMP) for Alta Vista dated September 2022

Wilson Mikami Corporation, Stormwater Pollution Prevention Plan for Alta Vista, Risk Level 2 dated October 5, 2022

Woodley Architectural Group, Inc., Vista Rose Floor Plans and Elevations dated April 11, 2023

FIGURES

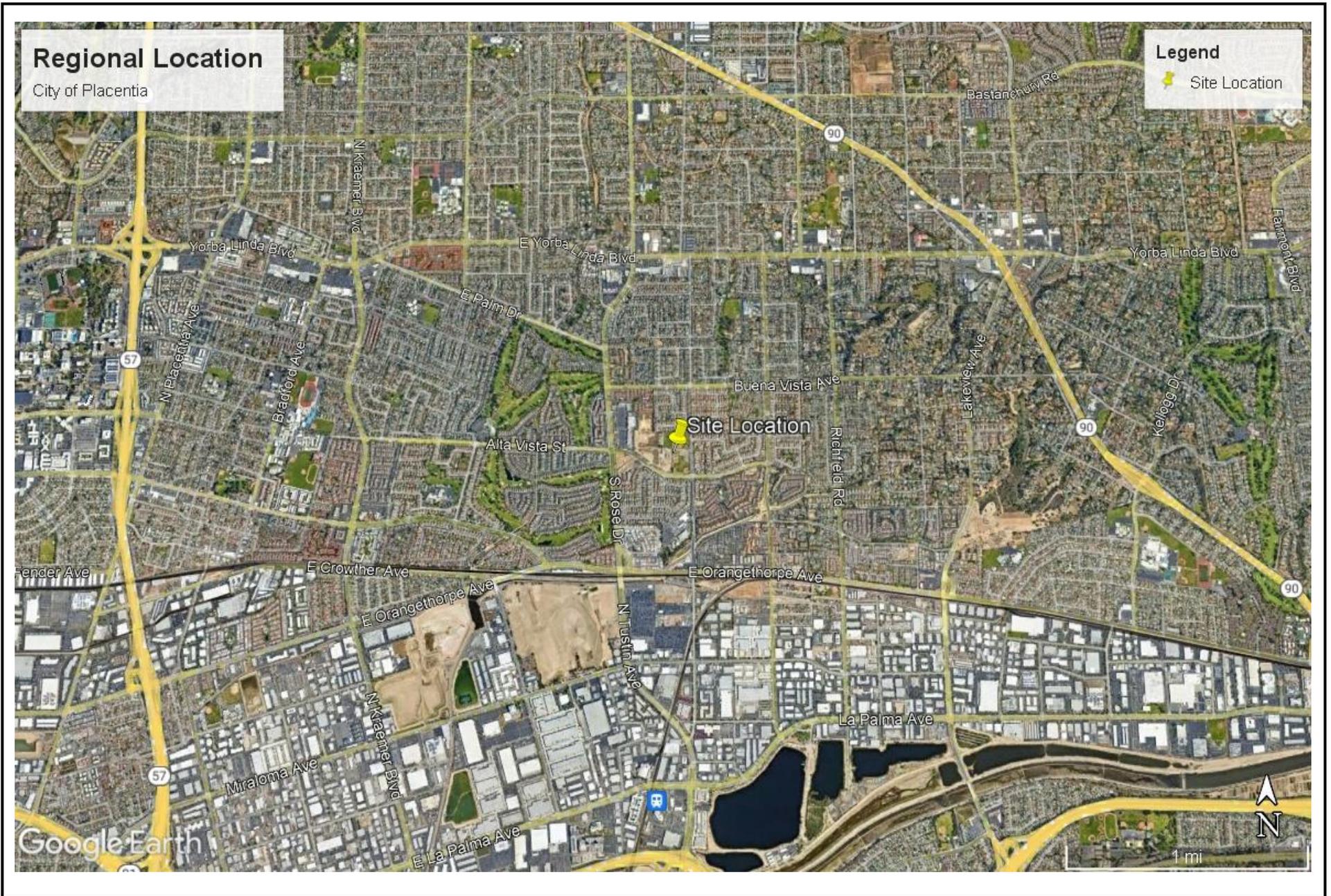


FIGURE 1



FIGURE 2

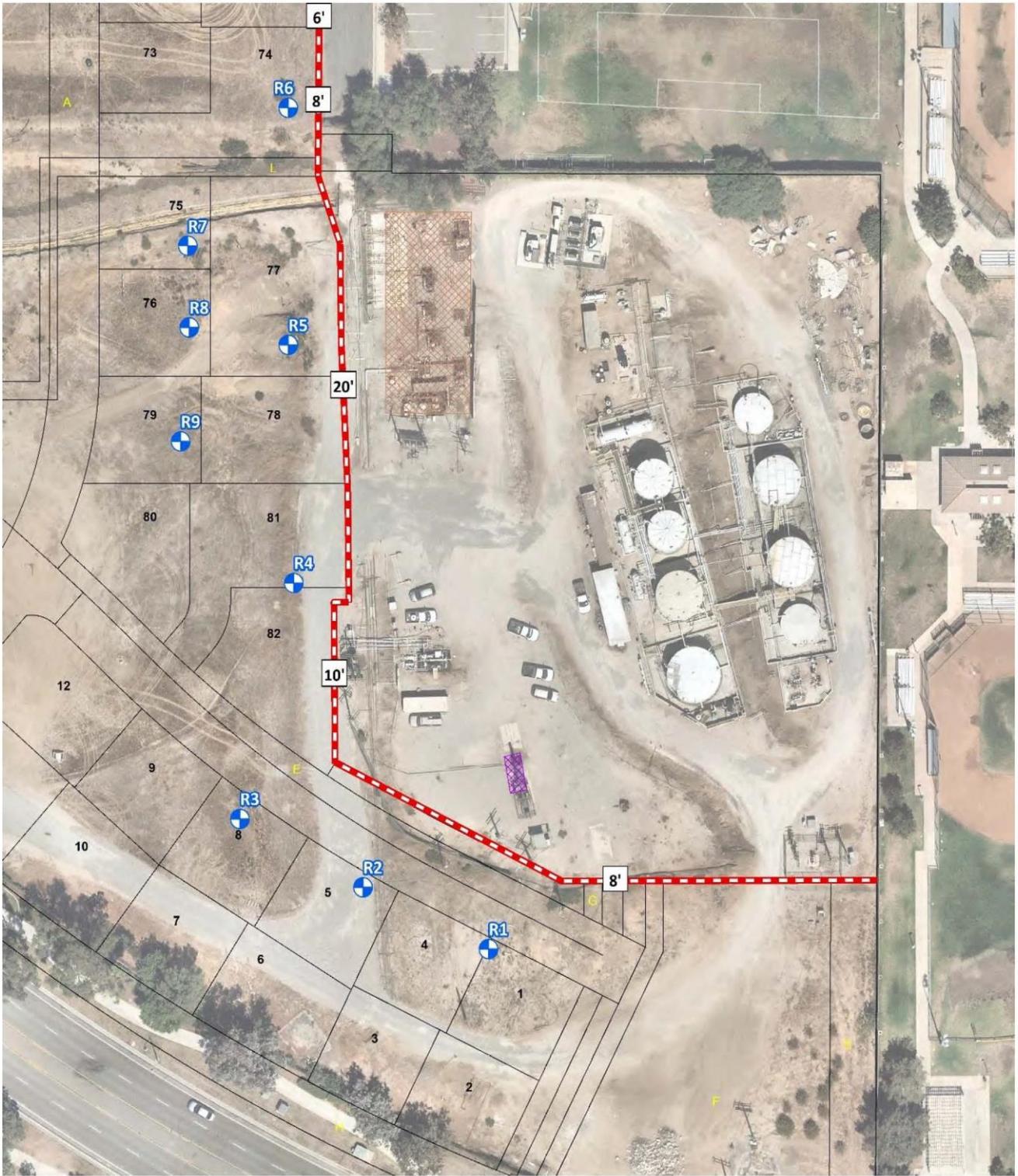
Toll Brothers
AMERICA'S LUXURY HOME BUILDER



Placentia (Alta Vista @ N. Rose)

A Planned Residential Community

FIGURE 4



LEGEND:

- N
- On-Site Receivers
- Oil Derrick
- Oil Field Pumps

SOURCE: Urban Crossroads, Vista Rose On-Site Noise Analysis, 1/18/23

FIGURE 5



LEGEND:

- N
- On-Site Receivers
- Oil Derrick
- Oil Field Pumps

SOURCE: Urban Crossroads, Vista Rose On-Site Noise Analysis, 1/18/23

FIGURE 6