

**Notice of Intent to Adopt a Negative Declaration and  
Draft Initial Study for Specific Plan-5 –  
Zoning Code Amendment 2019-01 (ZCA),  
Specific Plan Amendment 2018-01 (SPA), and  
Negative Declaration 2019-02  
Placentia, County of Orange, California**

*The People are the City*

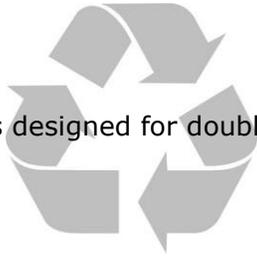


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- This document is designed for double-sided printing -



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# 1 Introduction

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The City of Placentia (Lead Agency) initiated applications for a Zoning Code Amendment (ZCA) and Specific Plan Amendment for Specific Plan No. 5. The City is also serving as the project applicant for the amendments to modify the permissible land uses and height standard within the Specific Plan 5 area. The approval of the applications constitute a *project* that is subject to review under the California Environmental Quality Act (CEQA) 1970 (Public Resources Code, Section 21000 et seq.), and the State CEQA Guidelines (California Code of Regulations, Section 15000 et. seq.).

This Initial Study has been prepared to assess the short-term, long-term, and cumulative environmental impacts that could result from the proposed amendment project.

This report has been prepared to comply with Section 15063 of the State CEQA Guidelines, which sets forth the required contents of an Initial Study. These include:

- A description of the project, including the location of the project (See Section 2);
- Identification of the environmental setting (See Section 2.9);
- Identification of environmental effects by use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (See Section 4);
- Discussion of ways to mitigate significant effects identified, if any (See Section 4);
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls (See Section 4.11); and
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (See Section 5).

## 1.1 – Purpose of CEQA

The body of state law known as *CEQA* was originally enacted in 1970 and has been amended a number of times since then. The legislative intent of these regulations is established in Section 21000 of the California Public Resources Code, as follows:

The Legislature finds and declares as follows:

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

## **Introduction**

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

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

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

A concise statement of legislative policy, with respect to public agency consideration of projects for some form of approval, is found in Section 21002 of the Public Resources Code, quoted below:

The Legislature finds and declares that it is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, and that the procedures required by this division are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects. The Legislature further finds and declares that in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.

### ***1.2 – Public Comments***

Comments from all agencies and individuals are invited regarding the information contained in this Initial Study. Such comments should explain any perceived deficiencies in the assessment of impacts, identify the information that is purportedly lacking in the Initial Study or indicate where the information may be found. All comments on the Initial Study are to be submitted to:

Joseph M. Lambert, Director of Development Services  
City of Placentia, Development Services Department  
401 East Chapman Avenue, Placentia, California 92870  
O: 714-99--8234  
F: 714-528-4640  
jlambert@placentia.org

Following a 20-day period of circulation and review of the Initial Study, all comments will be considered by the City of Placentia prior to adoption.

### ***1.3 – Availability of Materials***

All materials related to the preparation of this Initial Study are available for public review. To request an appointment to review these materials, please contact:

Joseph M. Lambert, Director of Development Services  
City of Placentia, Development Services Department  
401 East Chapman Avenue, Placentia, California 92870  
O: 714-99--8234  
F: 714-528-4640  
jlambert@placentia.org

## 2 Project Description

### 2.1 – Project Title

Zoning Code Amendment 2019-01, Specific Plan Amendment 2018-01 and Negative Declaration 2019-02

### 2.2 – Lead Agency Name and Address

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

### 2.3 – Contact Person and Phone Number

Joseph M. Lambert, Director of Development Services  
714-993-8234

### 2.4 – Project Location

Specific Plan 5 project area encompasses 11 parcels on approximately 19.13 acres, at the northeast corner of South Placentia Avenue and West Orangethorpe Avenue within the City of Placentia, County of Orange, California. The latitude and longitude is 33° 51' 44.23" North and 117° 52' 53.97" West. The project site is identified with the following Assessor Parcel Numbers and addresses:

Specific Plan Parcel	Assessor Parcel Number	Addresses
1	339-112-28	600 S. Placentia Avenue 620 S. Placentia Avenue 640 S. Placentia Avenue
2	339-112-29	721 W. Kimberly Avenue 781 W. Kimberly Avenue
3	339-112-30	711 W. Kimberly Avenue
4	339-112-31	701 W. Kimberly Avenue
5	339-112-35 339-112-36 339-112-37	750 S. Placentia Avenue 770 S. Placentia Avenue
6	339-112-25	710 W. Kimberly Avenue
7	339-112-21	700 W. Kimberly Avenue
8	339-112-26	774 S. Placentia Avenue
9	339-112-27	776 S. Placentia Avenue 777 W. Orangethorpe Avenue
10	339-112-09	797 W. Orangethorpe Avenue
11	339-112-17	735 W. Orangethorpe Avenue

### 2.5 – Project Sponsor's Name and Address

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

## 2.6 – General Plan Land Use Designation

The Placentia General Plan Land Use Map designates Parcels 1 through 7 within Specific Plan 5 as SP - Specific Plan, Parcels 8 through 10 as C - Commercial and Parcel 11 as I- Industrial.

## 2.7 – Zoning

The Placentia Zoning Map classifies all parcels within the Specific Plan area as SP-5.

## 2.8 – Project Description

The project consists of amending the Placentia Municipal Code Chapter 23.105 entitled "Specific Plan 5" (SP-5) to modify Section 23.105.050 to add hospitality uses to the permitted uses for Parcels 9 and 11 and to modify Section 23.105.070 Height to allow the maximum allowable height to be seventy-five (75) feet within the Specific Plan under Zoning Code Amendment 2019-01. The project would also have a corresponding Specific Plan Amendment 2018-01 for Specific Plan 5 (SP-5) to amend the permitted uses for Parcels 9 and 11 to add the hospitality uses and to modify the maximum height permitted within the Specific Plan from fifty (50) to seventy-five (75) feet.

### *Proposed Municipal Code Amendments*

Staff is proposing to amend the Placentia Municipal Code, Title 13, Zoning, Chapter 23.105 Specific Plan 5 for Parcel 9 and 11 to add hospitality uses in Section 23.105.050 and to increase the maximum allowable height within the entire Specific Plan area from fifty to seventy-five feet as show in Section 23.105.070 below.

The new language shown in **bold face type** and the deletion of language as shown with a ~~strikethrough~~.

Title 23 ZONING

Chapter 23.105 SPECIFIC PLAN 5

23.105.030 Permitted uses for parcels 1, 2, 3, 4, 5, 6, 8 and 10.

All retail, business and office uses are permitted on these parcels as shown on Exhibit A attached to the ordinance codified in this chapter and on file in the office of the city clerk, including but not limited to the following examples:

- (1) Apparel stores;
- (2) Appliance stores;
- (3) Educational and training offices;
- (4) Financial institutions;
- (5) Food stores;
- (6) General administrative offices;
- (7) Health clubs;;
- (8) Home improvement centers;
- (9) Hotels with lounges;
- (10) Medical and dental offices and clinics;
- (11) Professional offices;
- (12) Research and development including laboratories;

## Project Description

- (13) Restaurants including drive-through facilities;
- (14) Sales and service operations with or without light assembly and storage;
- (15) Small outdoor seating areas per Section 23.81.165;
- (16) Use conformity determination.

Notwithstanding the provisions of this section, the planning commission of the city of Placentia may, upon application made pursuant to the provisions of Chapter 23.87, review and determine whether a proposed use, not otherwise specified in this section, conforms to the intent and purpose of this chapter with regard to permitted uses and has characteristics similar to those uses listed in this section. The city administrator shall determine the number of plot plans to be submitted together with the application. The planning commission shall make the findings required by Section 23.87.040(1) and (2) in making any such determination.

### 23.105.040 Permitted uses for parcels 6 and 7.

The primary purpose of parcels 6 and 7 is hotel in nature. All retail, business and office uses listed in Section 23.105.030 shall be permitted.

### 23.105.050 Permitted uses for parcels 9 and 11.

The ~~primary~~ purpose of these parcels is to provide a site for motor vehicle dealerships. **Hospitality uses listed in Section 23.105.030 shall be permitted.**

### 23.105.070 Height.

Maximum allowable height shall be ~~fifty (50)~~ **seventy-five (75)** feet.

### *Project Construction*

There is no construction or ground disturbance proposed as a result of the proposed amendments.

The following public services are available to the Project:

- Fire Protection Services Orange County Fire Authority
- Police Protection Services Placentia Police Department
- Public Schools Placentia-Yorba Linda Unified School District
- Library Services Placentia Library District
- City Administrative Services City of Placentia

The following utilities/infrastructure systems and services are available to the Project:

- Water/Sewer Golden State Water
- Electricity Southern California Edison
- Natural Gas The Gas Company
- Telephone/Communications Verizon, or other contract services

## 2.9 – Surrounding Land Uses and Setting

The adjacent General Plan Area Plan(s), Land Use Designation(s), and Zoning(s), if any:

Direction	General Plan Designation	Zoning District	Existing Land Use
Project Site	Parcels 1 to 7: SP - Specific Plan, Parcels 8 to 10: C - Commercial & Parcel 11: I - Industrial	SP-5	Commercial, Office & Hospitality
North	I - Industrial	M - Manufacturing	Industrial
South	I - Industrial, C-Commercial & LDR- Low Density Residential	M- Manufacturing, C-2 – Community Commercial, C-1, Neighborhood Commercial, R-1 (MHP), Single Family Residential (Mobile Home Park), & R-1, Single Family Residential	Commercial, Mobile Home Park & Single Family Residences
East	R-O-W and I - Industrial	R-O-W and M- Manufacturing	State Route 57 & Industrial
West**	Industrial	C-M, M-O & M-P-200	Commercial

\*\* City of Fullerton



## **Project Description**

### **2.10 – Required Approvals**

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

- Zoning Code Amendment 2019-01,
- Specific Plan Amendment 2018-01 and
- Negative Declaration 2019-02

### **2.11 – Other Public Agencies Whose Approval is Required**

A summary of the requirements are as follows: None.

### **2.12 – Tribal Consultation**

*Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?*

No. See Section 4.18 Tribal Cultural Resources for expanded discussion.

## 3 Determination

### 3.1 – Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a 'Potentially Significant Impact' as indicated by the checklist on the following pages.

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

### 3.2 – Determination

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

Name: Joseph M. Lambert, Director of Development Services

Date

## Determination

### EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

## 4 Evaluation of Environmental Impacts

### 4.1 – Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?			<input checked="" type="checkbox"/>	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			<input checked="" type="checkbox"/>	
c) Conflict with applicable zoning and other regulations governing scenic quality?			<input checked="" type="checkbox"/>	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			<input checked="" type="checkbox"/>	

#### Sources

Information used to prepare the Aesthetics section is from the following sources: aerial and ground-level photographs of the project area, the California Department of Transportation website identifying the California Scenic Highway Mapping System: Orange County and the City of Placentia *Municipal Code, Title 23 Zoning*.

#### Environmental Setting

The proposed project is located within an urbanized area, and the project area is developed.

#### Discussion

a) **Less Than Significant Impact.** Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e., development on a scenic hillside). The proposed project is located within an urbanized area visually dominated by commercial and industrial land uses. The proposed Zoning Code Amendment and Specific Plan Amendment (project) would not result in significant adverse effects to any scenic vistas or public views of scenic vistas. The project involves amendments to Title 23 of the City’s Municipal Code (Zoning), to SP- 5 regarding permissible land uses and a modification to the maximum allowable height of structures within the Specific Plan area. While every future development scenario cannot be anticipated at this time, the aggregate effect is that any future development would be subject to visual and aesthetic requirements as a result of the proposed code and specific plan amendment. The proposed project would not result in any negative impacts to the City’s visual environment. Therefore, no further analysis of this environmental issue is necessary.

b) **Less Than Significant Impact.** The project is not adjacent to a designated state scenic highway or eligible state scenic highway as identified on the California Scenic Highway Mapping System. Thus, the proposed project would not damage the integrity of existing visual resources or historic buildings located along a State Scenic Highway. A less than significant impact on scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway, would result. The project site is located in a previously developed, urbanized area, and contains no scenic resources. Due to the absence of on-site scenic resources, a less than significant impact would occur and no further analysis is required.

c) **Less Than Significant Impact.** Development of the proposed project could result in a significant impact if it resulted in substantial degradation of the existing visual character or quality of the site and its surroundings. Degradation of visual character or quality is defined by substantial changes to the existing site appearance through construction of structures such that they are poorly designed or conflict with the site's existing surroundings.

The project involves amendments to Title 23 of the City's Municipal Code (Zoning), to Specific Plan 5 regarding permissible land uses and a modification to the maximum allowable height of structures within the Specific Plan area. Future construction shall adhere to the standards established within the Placentia Municipal Code. Therefore, visual impacts to existing visual character of the City are less than significant and no mitigation is required.

d) **Less Than Significant Impact.** Excessive or inappropriately directed lighting can adversely impact nighttime views by reducing the ability to see the night sky and stars. Glare can be caused from unshielded or misdirected lighting sources. Reflective surfaces (i.e., polished metal) can also cause glare. Impacts associated with glare range from simple nuisance to potentially dangerous situations (i.e., if glare is directed into the eyes of motorists).

All future developments and land use activities would be required to comply with all applicable regulations, including Placentia Municipal Title 23 (Zoning). In accordance with Placentia Municipal Code (PMC) Section 23.78.080 – Lights, all lighting within the parking lot or building lights are required to direct light away from the public right-of-way and any adjoining residential uses. Since project implementation would modify land uses and height of structures, it would not directly or indirectly create any adverse light or glare impacts, and no further analysis is required.

### **Mitigation Measures**

No mitigation is necessary because Aesthetic impacts will be less than significant.

### **Level of Significance After Mitigation**

Not Applicable.

## 4.2 – Agriculture and Forest Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?				<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				<input checked="" type="checkbox"/>

### Sources

Information used to prepare this section is from the following sources: California Department of Conservation, *Farmland Mapping and Monitoring Program of the California Resources Agency* ([http://www.conservation.ca.gov/dlrp/Pages/qh\\_maps.aspx](http://www.conservation.ca.gov/dlrp/Pages/qh_maps.aspx)).

### Environmental Setting

The proposed project is located in a suburban area surrounded by industrial and commercial uses. According to the California Department of Conservation, *Farmland Mapping and Monitoring Program Map*, the City is predominately designated as urban and built up land. There are no current Williamson Act Contract lands as shown on the 2012 Williamson Act Lands map for Placentia.

### Discussion

- a) **No Impact.** The proposed project will be located in a fully developed urbanized area. The map of Important Farmland in California (2010) prepared by the Department of Conservation does not identify the project as being Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No Williamson Act contracts are active for the project. Therefore, because the site has not been designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, there is no impact from the project on these types of farmland.
- b) **No Impact.** Currently, the project is designated with zoning as Commercial, Industrial and Specific Plan. The project will be developed consistent with the City Design Guidelines, so it will be aesthetically compatible with surrounding development. The project would have no effect upon agricultural resources within the City of Placentia or any other neighboring city or unincorporated county area.
- c) **No Impact.** Public Resources Code Section 12220(g) identifies forest land as *land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.* The project site and surrounding properties are not currently being managed or used for forest land as identified in Public Resources Code Section 12220(g). The USDA Forest Service vegetation maps for the project identify it as *urban* type, indicating that it is not capable of growing industrial wood tree species. Therefore, development of this project will have no impact to any timberland zoning.
- d) **No Impact.** The project areas are developed; thus, there will be no loss of forest land or conversion of forest land to non-forest use as a result of this project. No impact will occur.
- e) **No Impact.** The project area is previously developed within an urban environment. The project would not encroach onto agricultural land and would not encourage the conversion of existing farmland to non-agricultural uses. None of the surrounding sites contain existing forest uses. Development of this project will not change the existing environment in a manner that will result in the conversion of forest land to a non-forest use. No impact will occur.

### **Mitigation Measures**

No mitigation measures are necessary because Agricultural and Forestry impacts will be less than significant.

### **Level of Significance After Mitigation**

Not Applicable

### 4.3 – Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district may be relied upon to make the following determinations.				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			☑	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			☑	
c) Expose sensitive receptors to substantial pollutant concentrations?			☑	
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?			☑	

#### Sources

Information used to prepare this section is from the following sources: *City of Placentia General Plan*.

#### Environmental Setting

Local jurisdictions, such as the City of Placentia, have the authority and responsibility to reduce air pollution through its police power and decision-making authority. Specifically, the City is responsible for the assessment and mitigation of air emissions resulting from its land use decisions. The City is also responsible for the implementation of transportation control measures as outlined in the 2016 AQMP. Examples of such measures include bus turnouts, energy-efficient streetlights, and synchronized traffic signals. In accordance with CEQA requirements and the CEQA review process, the City assesses the air quality impacts of new development projects, requires mitigation of potentially significant air quality impacts by conditioning discretionary permits, monitoring and enforcing implementation of such mitigation. In accordance with the CEQA requirements, the City does not, however, have the expertise to develop plans, programs, procedures, and methodologies to ensure that air quality within the City and region will meet federal and state standards. Instead, the City relies on the expertise of the SCAQMD and utilizes the SCAQMD CEQA Handbook and CalEEMod as the guidance documents for the environmental review of plans and development proposals within its jurisdiction.

## **Discussion**

a) **Less Than Significant Impact.** The California Environmental Quality Act (CEQA) requires a discussion of any inconsistencies between a proposed project and applicable General Plans and Regional Plans (CEQA Guidelines Section 15125). The regional plan that applies to the proposed project includes the SCAQMD Air Quality Management Plan (AQMP). Therefore, this section discusses any potential inconsistencies of the proposed project with the AQMP.

The Southern California Association of Governments (SCAG) has determined that if a project is consistent with the growth forecasts for the subregion in which it is located, it is consistent with the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMP), and regional emissions are mitigated by the control strategies specified in the AQMP. The purpose of the proposed code and specific plan amendments is to update the permissible uses for Parcels 9 and 11 of SP- 5 and to modify if maximum permissible height within the Specific Plan. The future development as Specific Plan was contemplated in the General Plan, SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), and the resulting AQMP which was based on the RTP/SCS. Build-out within the projections within the AQMP does not create impacts beyond those already cleared in the RTP/SCS and AQMP. Since this project does not propose any specific developments or growth-inducing projects that would conflict with the SCAG growth forecasts, it would be consistent with the AQMP and therefore no further analysis is required.

b) **Less Than Significant Impact.** A project may have a significant impact if project related emissions would exceed federal, state, or regional standards or thresholds, or if project-related emissions would substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the South Coast Air Quality Management District (SCAQMD). Both the State of California (State) and the Federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O<sub>3</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), inhalable particulate matter with a diameter of 10 microns or less (PM<sub>10</sub>), fine particulate matter with a diameter of 2.5 microns or less (PM<sub>2.5</sub>), and lead (Pb). The State has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Implementation of the proposed project would not significantly lower air quality standards or contribute to an air quality violation. The purpose of the proposed code amendment and specific plan amendment is to modify the permissible land uses and amend the maximum allowable height of structures within the Specific Plan area. It is anticipated that these amendments will not have an impact on development and emissions. Therefore, the project would not impact air quality and no further environmental analysis is required.

c) **Less Than Significant Impact.** Sensitive receptors are those segments of the population that are most susceptible to poor air quality such as children, the elderly, the sick, and athletes who perform outdoors. Land uses associated with sensitive receptors include residences, schools, playgrounds, childcare centers, outdoor athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. The nearest land uses that considered *sensitive receptors* are the residential dwelling units located southerly of West Orangethorpe Avenue. The proposed code amendment and specific plan amendment will not generate toxic pollutant emissions as it only addresses the regulatory framework and does not authorize new construction. All future developments and land use activities would be required to comply with all applicable regulations, including Placentia Municipal Title 23 (Zoning). The

proposed project, therefore, would have a less than significant impact on sensitive receptors relating to toxic pollutant emissions.

d) **Less Than Significant Impact.** According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed project does not include any of the above noted uses or process. The project would not allow operations that could directly or indirectly result in any significant adverse odors or intensification of odors beyond those typically associated with construction activities. No further environmental analysis is necessary.

**Mitigation Measures**

No mitigation measures are necessary because Air Quality impacts will be less than significant with standard conditions applied.

**Level of Significance After Mitigation**

Not Applicable

**4.4 – Biological Resources**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			☑	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			☑	

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			<input checked="" type="checkbox"/>	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			<input checked="" type="checkbox"/>	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			<input checked="" type="checkbox"/>	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				<input checked="" type="checkbox"/>

**Sources**

Information used to prepare this section is from the following sources: United States Fish and Wildlife Service, National Wetlands Inventory, Wetlands Mapper; US Fish & Wildlife Services, Environmental Conservation Online System; California Department of Fish and Wildlife, California Regional Conservation Plans Map; and *City of Placentia General Plan*.

**Environmental Setting**

The proposed project is located within an urbanized area, and the majority of the project area is developed.

**Discussion**

a) **Less than Significant Impact.** Wildlife habitats within the City are generally limited to parks, nature preserves, and water body areas. The project would not promote activities that would remove or impact any existing or planned wildlife habitats. No further environmental analysis is required.

b) **Less than Significant Impact.** Land uses subject to this proposed project would occur in established urbanized areas and would not remove or impact any riparian habitat or other sensitive natural communities. No further environmental analysis is required.

c) **Less than Significant Impact.** Future implementation of the proposed project would occur in established urbanized areas and would not promote or involve alteration of any protected wetland areas. No further environmental analysis is required.

d) **Less than Significant Impact.** Project implementation would occur in established urbanized areas and would not alter or adversely impact any native resident or migratory fish or wildlife species, corridors or nursery sites. No further environmental analysis is required.

e) **Less Than Significant Impact.** In Section 14.12.110 of the Placentia Municipal Code, the City has a tree removal policy for private property dealing with hazardous conditions. Future development within the Specific Plan area would comply with policies pertaining to tree removal as applicable. Project implementation would be consistent with the General Plan and in conformity with all local policies and regulations. It would not alter or eliminate any existing or future policy or ordinance protecting biological resources. No further environmental analysis is required.

f) **No Impact.** The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan because the City of Placentia does not have an adopted Habitat Conservation Plan according to the US Fish & Wildlife Services, Environmental Conservation Online System (ECOS) mapping or any Natural Community Conservation Plan areas apply to the project site according to the California Department of Fish and Wildlife, California Regional Conservation Plans Map. Therefore, implementation of the proposed project would have no adverse impact. No impact would occur.

**Mitigation Measures**

No mitigation measures are necessary because Biological Resource impacts will be less than significant.

**Level of Significance After Mitigation**

Not Applicable

**4.5 – Cultural Resources**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?			☑	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			☑	
c) Disturb any human remains, including those interred outside of formal cemeteries?			☑	

**Sources**

Information used to prepare this section is from the following sources: *City of Placentia General Plan*.

**Environmental Setting**

The proposed project is located within an urbanized area, and the majority of the project area is developed.

**Discussion**

a) **Less Than Significant Impact.** The City of Placentia is an urbanized community and nearly all properties within the City (except for areas such as protected park lands) have been previously disturbed and/or developed. The proposed project would not promote, encourage or enable activities that could remove, degrade or in any way adversely impact local historic resources. Historic Resources within the City are regulated and protected pursuant to the City’s General Plan and Municipal Code. No further environmental analysis is required.

b) **Less Than Significant Impact.** Implementation of the project would not result in any specific construction activities involving extensive excavation, and therefore would not be anticipated to affect or destroy any archaeological resources due its geographic location. The proposed zoning code and specific plan modifications do not lessen existing legal protections of archaeological resources nor tribal consultation requirements on individual projects.

c) **Less Than Significant Impact.** The project does not propose any activities that would involve extensive excavation that could result in the disturbance of any designated cemetery or other burial ground or place of interment. The amendment are regulatory in nature and do not authorize construction activities.

**Mitigation Measures**

No mitigation measures are necessary because Cultural Resource impacts will be less than significant.

**Level of Significance After Mitigation**

Not Applicable.

**4.6 – Energy**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			☑	

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			☑	
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**Sources**

Information used to prepare this section is from the following sources: *City of Placentia General Plan*.

**Environmental Setting**

Energy resources include electricity, natural gas and other fuels. The production of electricity requires the consumption or conversion of energy resources, including water, wind, oil, gas, coal, solar, geothermal, and nuclear resources, into energy. Energy production and energy use both result in the depletion of nonrenewable resources (e.g., oil, natural gas, coal, etc.) and emission of pollutants. Energy usage is typically quantified using the British Thermal Unit (BTU). The BTU is the amount of energy that is required to raise the temperature of one pound of water by one degree Fahrenheit. As points of reference, the approximate amount of energy contained in a gallon of gasoline, 100 cubic feet (one therm) of natural gas, and a kilowatt hour of electricity are 123,000 BTUs, 100,000 BTUs, and 3,400 BTUs, respectively.

*Existing Electricity Consumption*

Southern California Edison is the service provider for electric. The electricity generated is distributed through a network of transmission and distribution lines commonly called a power grid. Conveyance of electricity through transmission lines is typically responsive to market demands. The delivery of electricity involves a number of system components, including substations and transformers that lower transmission line power (voltage) to a level appropriate for on-site distribution and use. According to the California Energy Commission (CEC), total system electric generation for California in 2017 was 292,039 gigawatt-hours (GWh). California’s non-CO2 emitting electric generation categories (nuclear, large hydroelectric, and renewable generation) accounted for more than 56 percent of total in-state generation for 2017. California's in-state electric generation was 206,336 GWh and electricity imports were 85,703 GWh.

*Existing Natural Gas Consumption*

Southern California Gas Company (SoCalGas) is responsible for providing natural gas supply to the City and is regulated by the California Public Utilities Commission and other state agencies. Natural gas is a combustible mixture of simple hydrocarbon compounds (primarily methane) that is used as a fuel source. Natural gas consumed in California is obtained from naturally occurring reservoirs and delivered through high-pressure transmission pipelines. The natural gas transportation system is a nationwide network. Natural gas is used in electricity generation, space heating, cooking, water heating, industrial processes, and as a transportation fuel. Natural gas is measured in terms of cubic feet. According to the CEC, nearly 45 percent of the natural gas burned in California was used for electricity generation, with the remainder consumed in the residential (21 percent), industrial (25 percent), and commercial (9 percent) sectors. In 2012, total natural gas demand in California for industrial, residential, commercial, and electric power generation was 2,313 billion cubic feet.

*Existing Transportation Energy*

According to the California Energy Commission, transportation accounts for nearly 37 percent of California’s total energy consumption. Based on available fuel consumption data from the United

States Energy Information Administration (USEIA), in 2015, California consumed a total of 342,523 thousand barrels of gasoline for transportation, which is equivalent to a total annual consumption of approximately 14.4 billion gallons by the transportation sector. California consumed a total of 80,487 thousand barrels of diesel fuel for transportation, which is equivalent to a total annual consumption of approximately 3.4 billion gallons by the transportation sector. Transportation fuels, primarily gasoline and diesel, would be provided by local or regional suppliers, vendors, and patrons. According to the California Air Resources Board on-road vehicle emissions factor (EMFAC2014) model, the average fuel economy for the fleet-wide mix of vehicles operating in the South Coast Air Basin region is approximately 20.17 miles per gallon for gasoline fueled vehicles and approximately 7.81 miles per gallon for diesel-fueled vehicles. Gasoline-fueled vehicles account for approximately 96 percent of the total vehicles and diesel-fueled vehicles account for approximately 3.6 percent of the total vehicles. Electric vehicles account for approximately 0.3 percent of the total vehicles.

**Discussion**

a) **Less Than Significant Impact.** The project includes amendments to the existing regulations pertaining to permissible land uses and height standards for SP-5. All future development would be required to comply with all applicable regulations, including Placentia Municipal Code Title 23 (Zoning) and Part 6 (California Energy Code) of Title 24 (California Building Standards Code). Since project implementation would not directly or indirectly result in wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, no further analysis is required.

b) **Less Than Significant Impact.** The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency as it establishes a regulatory framework for SP-5 within the City of Placentia.

**Mitigation Measures**

With the compliance with existing regulations, the project would not result in significant impacts associated with Energy.

**Level of Significance After Mitigation**

Not Applicable

**4.7 – Geology and Soils**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				

i) Rupture of a known fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			<input checked="" type="checkbox"/>	
ii) Strong seismic ground shaking?			<input checked="" type="checkbox"/>	
iii) Seismic-related ground failure, including liquefaction?			<input checked="" type="checkbox"/>	
iv) Landslides?			<input checked="" type="checkbox"/>	
b) Result in substantial soil erosion or the loss of topsoil?			<input checked="" type="checkbox"/>	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			<input checked="" type="checkbox"/>	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			<input checked="" type="checkbox"/>	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			<input checked="" type="checkbox"/>	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			<input checked="" type="checkbox"/>	

**Sources**

Information used to prepare this section is from the following sources: *City of Placentia General*, and UC Davis Soil Resource Laboratory, SoilWeb, <http://casoilresource.lawr.ucdavis.edu/gmap/>.

**Environmental Setting**

The City of Placentia is relatively flat with the majority of the City situated on the lowland surface.

**Discussion**

a.i) **Less Than Significant Impact.** The project area is not within an earthquake special study zone. All land uses subject to the provisions of this proposed project would be required to comply with applicable building codes that account for the possibility of seismic events. No further environmental analysis is necessary.

a.ii) **Less Than Significant Impact.** A strong seismic event on any fault system in Southern California has the potential to create considerable levels of ground shaking throughout the City. However, numerous variables determine the level of damage to a specific location. Given these variables, it is not possible to determine the level of damage that may occur on the site during a seismic event. All land uses must conform to all applicable State and local building codes relative to seismic safety. No further environmental analysis is necessary.

a.iii) **Less Than Significant Impact.** Liquefaction is a mode of ground failure that results from the generation of high pore water pressures during earthquake ground shaking, causing loss of shear strength. Liquefaction is typically a hazard where loose sandy soils exist below groundwater. The California Geological Survey (CGS) has designated certain areas within southern California as potential liquefaction hazard zones. These are areas considered at a risk of liquefaction-related ground failure during a seismic event, based upon mapped surficial deposits and the presence of a relatively shallow water table. The project area is in an area of low liquefaction potential. All land uses subject to the provisions of this proposed project would be required to comply with applicable building codes that account for the possibility of liquefaction susceptibility.

a.iv) **Less Than Significant Impact.** Structures built below or on slopes subject to failure or landslides may expose people and structures to harm. According to the General Plan, the majority of the City is relatively flat and characterized by slopes that are not high (less than 50 feet) or steep (generally sloping flatter than 1-1/2:1, horizontal to vertical). All land uses subject to the provisions of this proposed project would be required to comply with applicable building codes. Based on the existing location of SP-5 tied to commercial and industrial land use zones, impacts would be expected to be less than significant and no further environmental analysis is required.

b) **Less Than Significant Impact.** Topsoil is used to cover surface areas for the establishment and maintenance of vegetation due to its high concentrations of organic matter and microorganisms. All land uses subject to the regulations of the project would be required to adhere to all applicable construction standards regarding erosion control, including best management practices to minimize runoff and erosion impacts from earth-moving activities such as excavation, contouring and compaction. No further environmental analysis is necessary.

c) **Less Than Significant Impact.** Impacts related to liquefaction and landslides are discussed above in Section 4.7.a. Lateral spreading is the downslope movement of surface sediment due to liquefaction in a subsurface layer. The downslope movement is due to gravity and earthquake shaking combined. Such movement can occur on slope gradients of as little as one degree. Lateral spreading typically damages pipelines, utilities, bridges, and structures. Lateral spreading of the ground surface during a seismic activity usually occurs along the weak shear zones within a liquefiable soil layer and has been observed to generally take place toward a free face (i.e. retaining wall, slope, or channel) and to lesser extent on ground surfaces with a very gentle slope. Due to the absence of any substantial change in grade, the potential for lateral spread occurring within the project area is considered to be low. All land uses subject to the regulations of the project would be constructed in compliance with all applicable building code requirements regarding soil stability.

d) **Less Than Significant Impact.** The CBC requires special design considerations for foundations of structures built on soils with expansion indices greater than 20. All land uses subject to the provisions of this proposed project would be required to comply with applicable building codes that account for the possibility of expansive soils.

e) **Less Than Significant Impact.** The entire Specific Plan area is served by an existing sewer system and therefore, has no need for septic tanks or any other alternative wastewater disposal systems. No further environmental analysis is required.

f) **Less Than Significant Impact.** The project does not propose any projects that would be anticipated to result in extensive excavation that could adversely impact any paleontological resources or geologic features. The amendments establish a regulatory framework for recycling facilities within the City of Placentia.

**Mitigation Measures**

No mitigation measures are necessary because impacts to Geology and Soils will be less than significant.

**Level of Significance After Mitigation**

Not Applicable

**4.8 – Greenhouse Gas Emissions**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			☑	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			☑	

**Sources**

Information used to prepare this section is from the following source: *City of Placentia General Plan.*

**Environmental Setting**

Global climate change refers to changes in average climatic conditions on earth as a whole, including temperature, wind patterns, precipitation and storms. Global warming, a related concept, is the observed increase in average temperature of the earth’s surface and atmosphere. The six major greenhouse gases (GHGs) identified by the Kyoto Protocol are carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), sulfur hexafluoride (SF6), hydrofluorocarbons (HFCs), and perfluorocarbons (PFCs). GHGs absorb longwave radiant energy reflected by the earth, which warms the atmosphere. GHGs also radiate long wave radiation both upward to

space and back down toward the surface of the earth. The downward part of this longwave radiation absorbed by the atmosphere is known as the "greenhouse effect." The potential effects of global climate change may include rising surface temperatures, loss in snow pack, sea level rise, more extreme heat days per year, and more drought years.

CO<sub>2</sub> is an odorless, colorless natural GHG. Natural sources include the following: decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic (human caused) sources of CO<sub>2</sub> are from burning coal, oil, natural gas, wood, butane, propane, etc. CH<sub>4</sub> is a flammable gas and is the main component of natural gas. N<sub>2</sub>O, also known as laughing gas, is a colorless GHG. Some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to the atmospheric load of GHGs. HFCs are synthetic man-made chemicals that are used as a substitute for chlorofluorocarbons (whose production was stopped as required by the Montreal Protocol) for automobile air conditioners and refrigerants. The two main sources of PFCs are primary aluminum production and semiconductor manufacture. SF<sub>6</sub> is an inorganic, odorless, colorless, nontoxic, nonflammable gas. SF<sub>6</sub> is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

Events and activities, such as the industrial revolution and the increased combustion of fossil fuels (e.g., gasoline, diesel, coal, etc.), have heavily contributed to the increase in atmospheric levels of GHGs. An air quality analysis of GHGs is a much different analysis than the analysis of criteria pollutants for the following reasons. For criteria pollutants significance thresholds are based on daily emissions because attainment or non-attainment is based on daily exceedances of applicable ambient air quality standards. Further, several ambient air quality standards are based on relatively short-term exposure effects on human health, e.g., one-hour and eight-hour. Since the half-life of CO<sub>2</sub> in the atmosphere is approximately 100 years, for example, the effects of GHGs are longer-term, affecting global climate over a relatively long time frame. As a result, the SCAQMD's current position is to evaluate GHG effects over a longer timeframe than a single day.

In its CEQA & Climate Change document (January 2008), the California Air Pollution Control Officers Association (CAPCOA) identifies many potential GHG significance threshold options. The CAPCOA document indicates that establishing quantitative thresholds is a balance between setting the level low enough to capture a substantial portion of future residential and non-residential development, while also setting a threshold high enough to exclude small development projects that will contribute a relatively small fraction of the cumulative statewide GHG emissions. Two potential significance thresholds were 10,000 metric tons per year and 25,000 metric tons per year.

Finally, another approach to determining significance is to estimate what percentage of the total inventory of GHG emissions are represented by emissions from a single project. If emissions are a relatively small percentage of the total inventory, it is possible that the project will have little or no effect on global climate change.

According to available information, the statewide inventory of CO<sub>2</sub> equivalent emissions is as follows: 1990 GHG emissions were estimated to equal 427 million metric tons of CO<sub>2</sub> equivalent, and 2020 GHG emissions are projected to equal 600 million metric tons of CO<sub>2</sub> equivalent, under a business as usual scenario. Interpolating an inventory for the year 2012 results in an estimated inventory of approximately 127 million metric tons of CO<sub>2</sub> equivalent. These amounts assume that between 1990 and 2020 there is an average increase of 5.76 million tons per year of GHG.

**Discussion**

a) **Less Than Significant Impact.** California is a substantial contributor of global greenhouse gases (GHGs), emitting over 400 million tons of carbon dioxide per year. Climate studies indicate that California is likely to see an increase of three to four degrees Fahrenheit over the next century. Methane is also an important GHG that potentially contributes to global climate change. GHGs are global in their effect, which is to increase the earth’s ability to absorb heat in the atmosphere. As primary GHGs have a long lifetime in the atmosphere, accumulate over time, and are generally well-mixed, their impact on the atmosphere is mostly independent of the point of emission. The project amendments are regulatory and would not result in direct or indirect significant GHG impacts. No further environmental analysis is needed.

b) **Less Than Significant Impact.** Placentia has adopted the 2016 edition of the California Building Code (Title 24), including the California Green Building Standards Code. The project would be subject to the California Green Building Standards Code, which requires new buildings to reduce water consumption, employ building commissioning to increase building system efficiencies for large buildings, divert construction waste from landfills, and install low pollutant-emitting finish materials. The project does not include any feature (i.e. substantially alter energy demands) that would interfere with implementation of these State and City codes and plans. The City of Placentia does not have any additional plans, policies, standards, or regulations related to climate change and GHG emissions. Also, no other government-adopted plans or regulatory programs in effect at this time have established a specific performance standard to reduce GHG emissions from a single building project. The proposed project would not permit any land use operations that would conflict with any plans, policies or regulations related to the reduction of greenhouse gas emissions. No further environmental analysis is needed.

**Mitigation Measures**

No mitigation measures are necessary because impacts to Greenhouse Gas Emissions will be less than significant.

**Level of Significance After Mitigation**

Not Applicable

**4.9 – Hazards and Hazardous Materials**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			☑	

b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident condition involving the release of hazardous materials into the environment?			<input checked="" type="checkbox"/>	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			<input checked="" type="checkbox"/>	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			<input checked="" type="checkbox"/>	
e) For a project located within an airport land use plan or, where such a plan has not been adopted within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			<input checked="" type="checkbox"/>	
g) Expose people or structures, directly or indirectly to a significant risk of loss, injury or death involving wildland fires, including where wildlands?				<input checked="" type="checkbox"/>

**Sources**

Information used to prepare this section is from the following sources: *City of Placentia General*, California Department of Toxic Substances Control. EnviroStor; California State Water Resources Control Board. GeoTracker; California State Water Resources Control Board. Sites Identified with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit; California Department of Forestry and Fire Protection. Incorporated Fire Hazard Severity Zone: City of Placentia; and California Department of Transportation, Division of Aeronautics website, California Public Use Airport list.

**Environmental Setting**

*Hazardous Waste Site*

The City of Placentia has properties listed on the State of California Hazardous Waste and Substances Site List pursuant to Government Code Section 65962.5. California Department of Toxic Substances Control Envirostar database.

*Local Schools*

The City is served by the Placentia-Yorba Linda Unified School District.

### *Public Airports/Private Airstrips*

There are no private or public airports located within the City limits of Placentia.

### **Discussion**

a) **Less Than Significant Impact.** Any future land uses or activities that would be subject to the provisions of this project that involve the handling and disposal of hazardous or potentially hazardous materials would be required to fully comply with Placentia Municipal Code, as well as all existing State safety regulations. No further environmental analysis is required.

b) **Less Than Significant Impact.** All hazardous materials are required to be utilized and transported in accordance with their labeling pursuant to federal and state law. Routine construction practices include good housekeeping measures to prevent/contain/clean-up spills and contamination from fuels, solvents, concrete wastes and other waste materials. During future construction, BMPs would be required to be implemented by the City as well as standard construction controls and safety procedures that would avoid or minimize the potential for accidental release of these substances. Standard construction practices would be observed such that any materials released are appropriately contained and remediated as required by the Orange County Fire Authority, and the local Certified Unified Program Agency for hazardous materials in the region. With implementation of standard conditions, hazard to the public or the environment through reasonable foreseeable upset and accident condition involving the release of hazardous materials into the environment would be less than significant.

c) **Less than Significant Impact.** As discussed in Section 4.9.b, existing regulations address potential off-site construction-related hazards associated with demolition of the existing onsite structures. Impact would be less than significant with implementation of existing regulations. The project consists of the modifying the permissible land uses for Parcels 9 and 11 of the Specific Plan and to amend the maximum structure height from 50 to 75 feet. The project would not result in impacts to schools due to hazardous materials handling or emissions and no mitigation is required.

d) **Less than Significant Impact.** A review of known electronic database listings for possible hazardous waste generating establishments, as well as sites with known environmental concerns was conducted. Facilities were identified by county, state, or federal agencies that generate, store, or dispose of hazardous materials. The project area has sites located on the State of California Hazardous Waste and Substances Site List pursuant to Government Code Section 65962.5. California Department of Toxic Substances Control Envirostar database accessed. Two sites, Jack in the Box (Parcel 10) and the former Brian Chuchua Jeep dealership (Parcel 9), were the subject of investigations for leaking underground tank leaks. Both cases have been closed in conformance with State law and no further action is deemed necessary. Any future land uses that would be regulated by the provisions of this project would not be permitted to create any significant hazards to the public or the environment by operating at a location included in the Cortese List.

e) **No Impact.** There are no private or public airports located within 2 miles of the project area. The project would not alter air traffic patterns or encourage future developments that could conflict with established Federal Aviation Administration (FAA) flight protection zones. Therefore, the project would not result in safety hazards from proximity to airports for people living in the project area or excessive noise for people residing or working in the project area. No impact will occur.

f) **Less Than Significant Impact.** The project would not encourage or otherwise set forth any policies or recommendations that could potentially impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No further environmental analysis is required.

g) **No Impact.** The project site is located within an urbanized area of the City of Placentia and is not located within a fire hazard zone, as identified on the latest Fire Hazard Severity Zone (FHSZ) maps prepared by the California Department of Forestry and Fire Protection (CALFIRE). There are no wildland conditions in the urbanized area that the project site is located. No impact would occur.

**Mitigation Measures**

No mitigation measures are necessary because impacts to Hazards and Hazardous Materials will be less than significant.

**Level of Significance After Mitigation**

Not applicable.

**4.10 – Hydrology and Water Quality**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			<input checked="" type="checkbox"/>	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			<input checked="" type="checkbox"/>	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;			<input checked="" type="checkbox"/>	

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			<input checked="" type="checkbox"/>	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			<input checked="" type="checkbox"/>	
iv) impede or redirect flood flows?			<input checked="" type="checkbox"/>	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			<input checked="" type="checkbox"/>	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			<input checked="" type="checkbox"/>	

**Sources**

Information used to prepare this section is from the following sources: *City of Placentia General Plan*; Placentia Municipal Code; and Flood Insurance Rate Maps (FIRM).

**Environmental Setting**

The developed portions of Placentia are served by an extensive municipal storm drain network that is maintained by the City and designed to collect all urban runoff. While existing flood control structures have provided significant protection from uncontrolled flooding, inadequacies in the local drainage system have caused occasional localized flooding.

*Federal and State Oversight*

The federal Clean Water Act (CWA) is the principal federal law that provides for the protection of water quality. The primary objectives of the CWA are to “restore and maintain the chemical, physical, and biological integrity of the Nation’s waters,” and to make all surface waters “fishable” and “swimmable.” The U.S. Environmental Protection Agency (EPA) is the designated federal agency responsible for implementing the CWA and it has further delegated authority to the State Water Resources Control Board (SWRCB) and associated Regional Water Quality Control Boards (RWQCB) for compliance with the CWA. Relevant programs identified in the CWA include the National Pollution Discharge Elimination System (NPDES) program which regulates discharge of pollutants from known sources (point sources), as well as non-point sources, into waters of the United States through the issuance of permits. As part of the NPDES program, a Storm Water Pollution Prevention Plan (SWPPP) must be prepared for construction activities affecting greater than one acre because the discharge of stormwater during construction is considered a non-point source of water pollution.

*Stormwater Pollution Prevention Plans*

According to the Storm Water Program run by the State Water Resources Control Board (SWRCB), the owner shall also prepare a SWPPP in accordance with state requirements. All construction projects which could potentially have an adverse impact on the City's municipal

separate storm sewer system or waters of the State shall install and/or implement appropriate construction and post-construction BMPs, as listed in their SWPPP.

### **Discussion**

a) **Less Than Significant Impact.** A project normally would have an impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Section 13050 of the California Water Code (CWC), or that cause regulatory standards to be violated as defined in the applicable National Pollutant Discharge Elimination System (NPDES) stormwater permit or Water Quality Control Plan for the receiving water body. For the purpose of this specific issue, a significant impact could occur if the project would discharge water that does not meet the quality standards of the agencies which regulate surface water quality and water discharge into stormwater drainage systems. Significant impacts could also occur if the project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include preparation of a Storm Water Quality Management Plan (SWQMP) to reduce potential post-construction water quality impacts.

Discharges into stormwater drains or channels from construction sites of one acre or larger are regulated by the General Permit for Storm Water Discharges Associated with Construction Activity issued by the State Water Quality Control Board. The General Permit was issued pursuant to National Pollutant Discharge Elimination System (NPDES) regulations of the Environmental Protection Agency (EPA), as authorized by the Clean Water Act. Compliance with the General Permit involves developing and implementing a Storm Water Pollution Prevention Plan (SWPPP) specifying best management practices (BMPs) that the project would use to minimize pollution of stormwater. The SWPPP BMPs would follow the guidelines set forth by the State Water Resources Control Board (SWRCB).

The project would be consistent with all chapters of the General Plan. All activities subject to the provisions of this project would be required to be in full compliance with all applicable federal, State and local water quality standards and regulations. No further environmental analysis is required.

b) **Less Than Significant Impact.** If the project removed an existing groundwater recharge area or substantially reduced runoff that results in groundwater recharge, a potentially significant impact could occur. The City is a highly-urbanized community with the water system infrastructure fully in place to accommodate future development consistent with the General Plan and Specific Plan 5.

c.i) **Less Than Significant Impact.** Potentially significant impacts to the existing drainage pattern of the site or area could occur if development of the project results in substantial on- or off-site erosion or siltation. The project consists of modifying the permissible land uses and amending the height standard within the Specific Plan 5 area. The project does not encourage or enable any alterations to existing draining patterns or to the course of streams or rivers.

c.ii) **Less Than Significant Impact.** The project consists of modifying the permissible land uses and amending the height standard within the Specific Plan 5 area. The project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. Impacts will be less than significant.

c.iii) **Less Than Significant Impact.** The City's existing storm water drainage system is adequate to accommodate runoff from any future land uses subject to the provisions of this

project. The project would not adversely affect provisions for retention and infiltration of stormwater consistent with the City's Low Impact Development (LID) policies.

c.iv) **Less Than Significant Impact.** The Federal Emergency Management Agency (FEMA) produces maps (Flood Insurance Rate Map) that identify areas that are located in flood zones. The project area is within Zone X. The project consists of the modifying the permissible land uses and amending the height standard within the Specific Plan 5 area. Future development would evaluate site specific conditions for flooding. Therefore, there will be a less than significant impact as the project will not impede or redirect flood flows.

d) **Less Than Significant Impact.** Placentia is not within a zone influenced by the inundation of seiche, tsunami, or mudflow. The proposed project would not result in any increased risk of inundation to any properties as it only addresses the regulatory framework of SP-5. Future development would evaluate site specific conditions for flood hazards.

e) **Less Than Significant Impact.** The regulatory framework project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. All future structures to be constructed will be required to meet and comply with all applicable city and State building codes to reduce impacts to water quality to less-than-significant level.

**Mitigation Measures**

No mitigation measures are necessary because Hydrology impacts will be less than significant.

**Level of Significance After Mitigation**

Not Applicable

**4.11 – Land Use and Planning**

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

**Sources**

Information used to prepare this section is from the following sources: *City of Placentia General Plan*.

**Environmental Setting**

The City of Placentia is located in Orange County. The land features are relatively flat.

### **Discussion**

a) **No Impact.** The proposed Zoning Code Amendment and Specific Plan Amendment would consist of the changes to Chapter 23.105 of the Placentia Municipal Code with corresponding changes to the Specific Plan 5 document.

The proposed text changes include the following:

Staff is proposing to amend the Placentia Municipal Code, Title 13, Zoning, Chapter 23.105 Specific Plan 5 for Parcel 9 and 11 to add hospitality uses in Section 23.105.050 and to increase the maximum allowable height within the entire Specific Plan area from fifty to seventy-five feet as show in Section 23.105.070 below.

The new language shown in **bold face type** and the deletion of language as shown with a ~~strikethrough~~.

Title 23 ZONING  
Chapter 23.105 SPECIFIC PLAN 5

23.105.030 Permitted uses for parcels 1, 2, 3, 4, 5, 6, 8 and 10.

All retail, business and office uses are permitted on these parcels as shown on Exhibit A attached to the ordinance codified in this chapter and on file in the office of the city clerk, including but not limited to the following examples:

- (17) Apparel stores;
- (18) Appliance stores;
- (19) Educational and training offices;
- (20) Financial institutions;
- (21) Food stores;
- (22) General administrative offices;
- (23) Health clubs;;
- (24) Home improvement centers;
- (25) Hotels with lounges;
- (26) Medical and dental offices and clinics;
- (27) Professional offices;
- (28) Research and development including laboratories;
- (29) Restaurants including drive-through facilities;
- (30) Sales and service operations with or without light assembly and storage;
- (31) Small outdoor seating areas per Section 23.81.165;
- (32) Use conformity determination.

Notwithstanding the provisions of this section, the planning commission of the city of Placentia may, upon application made pursuant to the provisions of Chapter 23.87, review and determine whether a proposed use, not otherwise specified in this section, conforms to the intent and purpose of this chapter with regard to permitted uses and has characteristics similar to those uses listed in this section. The city administrator shall determine the number of plot plans to be submitted together with the application. The planning commission shall make the findings required by Section 23.87.040(1) and (2) in making any such determination.

23.105.040 Permitted uses for parcels 6 and 7.

The primary purpose of parcels 6 and 7 is hotel in nature. All retail, business and office uses listed in Section 23.105.030 shall be permitted.

23.105.050 Permitted uses for parcels 9 and 11.

The primary purpose of these parcels is to provide a site for motor vehicle dealerships. **Hospitality uses listed in Section 23.105.030 shall be permitted.**

23.105.070 Height.

Maximum allowable height shall be ~~fifty (50)~~ **seventy-five (75)** feet.

The Project would not directly or indirectly divide any established community as a result of these text changes. No further environmental analysis is required.

b) **Less than Significant Impact.** The project would not conflict with the City’s General Plan or any other applicable land use plans and policies. The project is consistent with goals and objectives in the existing Land Use Element of the General Plan. Impacts to existing local regulations would, therefore, be less than significant.

***Mitigation Measures***

No mitigation measures are necessary because impacts to Land Use and Planning will be less than significant.

***Level of Significance After Mitigation***

Not Applicable

**4.12 – Mineral Resources**

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

**Sources**

Information used to prepare this section is from the *City of Placentia General Plan*.

**Environmental Setting**

No significant aggregate resources have been identified by the State Department of Mines and Geology in the Specific Plan 5 area of Placentia.

**Discussion**

a-b) **No Impact.** The project is located within a fully urbanized City of Placentia. The project does not propose any alteration of local mineral resource land uses and there are no mineral resource activities that would be altered or displaced by Project implementation. No further discussion is required.

**Mitigation Measures**

No mitigation measures are necessary because Mineral impacts will be less than significant.

**Level of Significance After Mitigation**

Not Applicable

**4.13 – Noise**

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

## **Sources**

Information used to prepare this section is from the following sources: *City of Placentia General Plan*; and *City of Placentia Municipal Code*.

## **Environmental Setting**

### *Noise Terminology*

The unit of measurement used to describe a noise level is the decibel (dB). The human ear is not equally sensitive to all frequencies within the sound spectrum. Therefore, the "A-weighted" noise scale, which weights the frequencies to which humans are sensitive, is used for measurements. Noise levels using A-weighted measurements are written dB(A) or dBA. Decibels are measured on a logarithmic scale, which means a doubling of the energy of a noise source, such as a doubled traffic volume, would increase the noise levels by 3 dBA; halving of the energy would result in a 3 dBA decrease.

Average noise levels over a period of minutes or hours are usually expressed as dBA Leq, or the equivalent noise level for that period of time. For example, Leq(3) would represent a 3-hour average. When no period is specified, a one-hour average is assumed.

It is widely accepted that the average healthy ear can barely perceive changes of 3 dBA; that a change of 5 dBA is readily perceptible, and that an increase (decrease) of 10 dBA sounds twice (half) as loud. This definition is recommended by Caltrans publication, *Transportation's Traffic Noise Analysis Protocol for New Highway and Reconstruction Projects*.

### *Vibration*

Groundborne vibrations consist of rapidly fluctuating motions within the ground that have an average motion of zero. The effects of groundborne vibrations typically only cause a nuisance to people, but at extreme vibration levels, damage to buildings may occur. Although groundborne vibration can be felt outdoors, it is typically only an annoyance to people indoors where the associated effects of the shaking of a building can be notable. Groundborne noise is an effect of groundborne vibration and only exists indoors, since it is produced from noise radiated from the motion of the walls and floors of a room and may also consist of the rattling of windows or dishes on shelves.

## **Noise Standards**

### *State Regulations*

State standards regulate noise levels of motor vehicles, sound transmission through buildings, occupational noise control, and noise insulation. Title 24 of the California Code of Regulations, also known as the California Building Standards Code, establishes building standards applicable to all occupancies throughout the state. The code provides acoustical regulations for both exterior-to-interior sound insulation, as well as sound and impact isolation between adjacent spaces of various occupied units. Title 24 regulations state that interior noise levels generated by exterior noise sources shall not exceed 45 dBA Ldn/CNEL, with windows closed, in any habitable room for general residential uses.

### *City of Placentia General Plan*

The Placentia Noise Guidelines for land use planning reflects the City's interpretation of noise guidelines promulgated by the California Office of Noise Control. The guidelines provide the City with an integral tool to gauge the compatibility of land uses relative to existing and future noise levels.

#### *Vibration Standards*

The City of Placentia does not have a published vibration impact criterion. The California Department of Transportation (Caltrans) has published one of the seminal works for the analysis of groundborne noise and vibration relating to transportation- and construction-induced vibrations and although the project is not subject to the regulations, it serves as a useful tool to evaluate vibration impacts. A vibration impact would generally be considered significant if it involves any construction-related or operations-related impacts in excess of 0.2 inches per second (in/sec) PPV.

#### **Discussion**

a) **Less Than Significant Impact.** Future construction activities related to the provisions of this project could involve various types of short-term noise impacts from trucks, earth-moving equipment, and paving equipment. However, all construction activities and land use operations must be performed in compliance with the City's Municipal Code. Project implementation would not alter the noise provisions or exempt any future land uses or improvements from local noise controls. The local noise standards would continue to regulate all future land use construction and operational noise levels. No further environmental analysis of this issue is necessary.

b) **Less Than Significant Impact.** A significant impact would occur if project construction or operation results in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. Project implementation would occur in compliance with local noise and vibration controls.

c) **No Impact.** No airport land use plans apply to the area, and the proposed project is not located within two miles of an airport. The project falls outside any airport's noise contours for excessive noise. Therefore, residents or workers would not be exposed to excessive airport noise levels and there would be no impact. No further environmental analysis is necessary.

#### **Mitigation Measures**

No mitigation measures are necessary because Noise impacts will be less than significant.

#### **Level of Significance After Mitigation**

Not Applicable

## 4.14 – Population and Housing

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

### Sources

Information used to prepare this section is from the following sources: State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2011- 2018 with 2010 Census Benchmark*. Sacramento, California, May 2018; and *City of Placentia General Plan*.

### Environmental Setting

Estimated population of Placentia for 2018 was 52,755 and has an estimated 3.14 persons per household. According to the City’s General Plan Housing Element Update, Table 2-19– Regional Housing Needs Assessment, 2014-2021, the City estimates that a total of 492 new housing units are needed in varying income levels. These are based on SCAG’s *Regional Housing Needs Assessment* for Placentia.

### Discussion

a) **Less Than Significant Impact.** The project involves various changes to Title 23 of the Placentia Municipal Code (Zoning) and to the Specific Plan 5 to amend the regulations pertaining to permitted land uses on Parcel 9 and 11 and the maximum height of structures. The revisions do not increase the allowable density in the affected districts, and are not intended or expected to directly or indirectly induce population growth. No further environmental analysis is required.

b) **No Impact.** Replacement housing will not need to be constructed elsewhere as the proposal will not result in the displacement of substantial numbers of existing housing. The project does not set forth or encourage any policies, activities or implementation measures that would directly or indirectly displace existing residential units in the City. No further environmental analysis is required. The standards proposed will affect commercial and industrial properties and not residential land uses.

**Mitigation Measures**

No mitigation measures are necessary because impacts to Population and Housing will be less than significant.

**Level of Significance After Mitigation**

Not Applicable

**4.15 – Public Services**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?			<input checked="" type="checkbox"/>	
Police Protection?			<input checked="" type="checkbox"/>	
Schools?			<input checked="" type="checkbox"/>	
Parks?			<input checked="" type="checkbox"/>	
Other public facilities?			<input checked="" type="checkbox"/>	

**Sources**

Information used to prepare this section is from the following sources: City of Placentia *General Plan Update*, 1993; and Great!Schools Website, [www.greatschools.org/school-district-boundaries-map/](http://www.greatschools.org/school-district-boundaries-map/), accessed March 1, 2019.

**Environmental Setting**

*Fire Protection*

The Orange County Fire Authority (OCFA) provides fire protection and emergency medical response services in the City of Placentia. OCFA also provides prevention services (e.g., inspections, permits, and drills) within the jurisdiction. OCFA has mutual aid agreements with

other jurisdictions and practices unified command in response to potential emergencies. Property tax and special tax revenues generated fund the OCFA. Fire services are provided at two fire stations in Placentia. Fire Station 34 is located at 1530 North Valencia and Fire Station 35 is located at 120 South Bradford. Battalion 2 provides firefighting services at these locations.

#### *Police Protection*

The Placentia Police Department (WPD), headquartered at 401 East Chapman Avenue, provides police protection to the City, including the project site. The PPD serves an estimated population of approximately 52,755 persons, according to Department of Finance 2018 estimates. As of the 2017-18 budget year, the PPD had a total of 80 sworn police officers, administrators and support staff.

#### *Schools*

The City is served by the Placentia-Yorba Linda Unified School District. Pursuant to the Leroy F. Green School Facilities Act (AB 2926), future project proponents will be required to pay developer fees prior to the issuance of building permits, at the then current rate. This fee will help support provision of school services for the community as a whole.

#### *Parks*

See Section 4.15, Recreation for discussion on parks.

### ***Discussion***

#### **a) Less Than Significant Impact.**

The project involves changes to the City's Municipal Code and Specific Plan 5 to address permitted uses and the height of structures in the Specific Plan area. It is not intended to directly or indirectly induce population growth that could result in increased demand for fire protection services or fire protection facilities. All new development subject to the code changes will continue to be subject to fire code review during the building plan check process. The payment of applicable development impact fees, the implementation of fire suppression measures in compliance with City Fire codes, and proximity to existing Fire Station #35 (located at 120 South Bradford Avenue, approximately 1.5 miles from the project site) will ensure that impacts to fire safety service will be less than significant. No further environmental analysis is required.

#### **b) Less Than Significant Impact.**

The project is not intended to directly or indirectly induce population growth thus the project would not significantly increase demands for police protection service, nor require provision of new police facilities. The payment of applicable development impacts fees, implementation of safety, lighting and defensible space measures as well as proximity to the Police Station (located at Civic Center less than 2 miles from the project site, will ensure that impacts to police protection services will be less than significant. No further environmental analysis is required.

**c) Less Than Significant Impact.** The project is not intended to directly or indirectly induce population growth thus the project would not result in any significant increased demand for public school services or facilities. New development projects will continue to be subject to school impact fees.

**d) Less Than Significant Impact.** Demand for park and recreational facilities are generally the direct result of residential development. Since the project amends the permissible land uses to include hospitality uses for Parcels 9 and 11 and modifies the maximum height standard, it is not intended to directly or indirectly induce population growth. The project would not generate any significant additional demand for provision of park services or facilities by the City.

**e) Less Than Significant Impact.** No other impacts have been identified that would require the provision of new or physically-altered governmental facilities. New development projects will continue to be subject to sewer, transportation, and storm water impact fees.

**Mitigation Measures**

No mitigation measures are necessary because impacts to Public Services will be less than significant.

**Level of Significance After Mitigation**

Not Applicable

**4.16 – Recreation**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			☑	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			☑	

**Sources**

Information used to prepare this section is from the following sources: *City of Placentia General Plan*.

**Environmental Setting**

Parks and recreational services are management by the Community Services Department.

**Discussion**

a) **Less Than Significant Impact.** The project does not alter land use regulations related to population density or growth and is not intended to directly or indirectly induce population growth that could result in increased demand for recreational facilities. No further environmental analysis is required.

b) **Less Than Significant Impact.** The proposed project does not necessitate expansion of existing outdoor recreational facilities. Therefore, there will be no adverse physical effect on the environment caused by expansion or construction of outdoor recreational facilities. No further environmental analysis is required.

**Mitigation Measures**

No mitigation measures are necessary because Recreation impacts will be less than significant.

**Level of Significance After Mitigation**

Not Applicable

**4.17 – Transportation**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Conflict with an applicable program plan, ordinance or policy establishing measures of effectiveness for the performance of addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			☑	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			☑	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				☑
d) Result in inadequate emergency access?			☑	

**Sources**

Information used to prepare this section is from the following sources: *City of Placentia General Plan* and Ganddini Group, *Specific Plan Area 5 Technical Memorandum* dated May 16, 2019.

**Environmental Setting**

Specific Plan 5 project area encompasses 11 parcels on approximately 19.13 acres, at the northeast corner of South Placentia Avenue and West Orangethorpe Avenue within the City of Placentia, County of Orange, California.

### **Discussion**

a) **Less than Significant Impact.** The project involves modifying the standards and uses within Specific Plan 5 by adding hospitality uses to Parcel 9 and 11 and amending the maximum height from 50 feet to 75 feet within the Specific Plan area.

In accordance with the Orange County Congestion Management Program (CMP), a traffic impact analysis is required for CMP purposes for all proposed developments generating 2,400 or more daily trips (or 1,600 daily trips for developments with direct access to a CMP Highway System link). The study area for a CMP traffic impact analysis typically includes CMP roadway links where a project contributes three percent of Level of Service E capacity, which is generally 51 or more trips during the AM or PM peak hours. The net project trip generation associated with the proposed land use changes does not satisfy the Orange County CMP criteria. It is not intended to conflict with a program plan, ordinance or policy addressing the circulation system. No further environmental analysis is required.

b) **Less than Significant Impact.** Trip generation is a measure or forecast of the number of trips that begin or end at a particular site, and is a function of the extent and types of land use proposed as part of a project. Vehicular traffic generation characteristics for projects are estimated based on established rates. These rates identify the probable traffic generation of various land uses based on studies of developments in comparable settings. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be considered to have a less than significant transportation impact.

The City of Placentia Specific Plan 5 (SP-5) is currently developed; Parcel 9 has been vacated for redevelopment and Parcel 11 is currently occupied. Parcel 9 is approximately 2.72 acres with 35,073 square feet of building previously occupied by used-car dealership and repair land uses. Parcel 11 is approximately 0.73 acres with 12,965 square feet of building currently occupied with commercial retail land use and previously occupied by a car dealership. Currently, Parcel 9 has site access to Placentia Avenue and Orangethorpe Avenue and Parcel 11 has site access to Hundley Way. The proposed Zoning Code Amendment would allow for redevelopment of Parcels 9 and 11 with hospitality (hotel) land use. The Specific Plan 5 density for development of hospitality land uses is 0.85 FAR (floor area ratio). Based on a combined acreage of 3.45 acre, the maximum hospitality redevelopment potential is 127,740 square feet (150,282 x 0.85).

The number of trips associated with buildout pursuant to the Specific Plan zoning code (both current plan and proposed plan) is determined by multiplying an appropriate trip generation rate by the square footage which is determined by multiplying the appropriate floor to area ratio (FAR) to the parcel acreage. Trip generation rates were determined for daily trips and AM/PM peak hour trips for the currently approved and proposed amended land uses.

The number of trips forecast to be generated by the currently approved land use is determined by multiplying the trip generation rates by 150,282 square feet of car dealership (maximum allowable at 1.0 FAR). The number of trips forecast to be generated by the proposed amended land use is determined by multiplying the trip generation rates by 127,740 square feet of

hospitality (maximum allowable at 0.85 FAR). The key variable for estimating trip generation associated with a hotel use is the number of hotel rooms. Historically, the average hotel room size in the United States is approximately 350 square feet; however, new hotel construction is trending toward smaller rooms with some chains averaging 170-200 square feet per room. While the actual room size will ultimately depend on the hotel chain and design concept proposed, the maximum number of rooms estimated for purposes of this analysis is based on the total potential building area divided by an average of 200 square feet per room, resulting in a maximum total of 640 rooms between both parcels. This is a conservative estimate since a portion of the building would be used for lobby, kitchen, housekeeping, and other supporting services.

The maximum allowable currently approved car dealership land use is forecast to generate a total of approximately 4,067 daily trips, including 320 trips during the AM peak hour and 564 trips during the PM peak hour. The maximum allowable proposed amended hospitality land use is forecast to generate a total of approximately 5,350 daily trips, including 301 trips during the AM peak hour and 384 trips during the PM peak hour.

A trip generation comparison has been conducted between the current and proposed Specific Plan 5 (SP-5) Land Use Development Codes for Parcels 9 and 11. The net trip generation difference of build-out projections between the current and proposed Development Code is forecast to result in an increase of approximately 1,283 daily trips and a decrease of peak hours trips, including 19 fewer trips during the AM peak hour and 180 fewer trips during the PM peak hour.

Based on a comparison of maximum allowable development between the currently approved land uses for Parcels 9 and 11 (car dealership at 1.0 FAR) and the proposed amendment to allow hospitality land uses (hotel at 0.85 FAR), the proposed Specific Plan Amendment is forecast result in an increase of approximately 1,283 daily trips and a decrease of peak hours trips, including 19 fewer trips during the AM peak hour and 180 fewer trips during the PM peak hour. The code and specific plan amendments would not encourage significant traffic growth. There would be an incremental impact on Vehicle Miles Traveled (VMT), but would not result in a finding of inconsistency.

c) **No Impact.** A significant impact would occur if the proposed project substantially increased an existing hazardous geometric design feature or introduced incompatible uses to the existing traffic pattern. The design of the future development under the provisions of Chapter 23.105 of the Municipal Code would comply with all applicable City regulations. The project would not create or encourage any hazardous transportation-related design features or incompatible uses. No further environmental analysis is required.

d) **Less Than Significant Impact.** A significant impact would occur if the design of the proposed project would not satisfy emergency access requirements of the Orange County Fire Authority or in any other way threaten the ability of emergency vehicles to access and serve the project area or adjacent uses. The proposed project would not result in inadequate emergency access. The project would not propose or encourage any specific land uses or developments or transportation network modifications that would have the potential to result in deficient or inadequate emergency access routes. No further environmental analysis is required.

### ***Mitigation Measures***

No mitigation measures are necessary because Transportation impacts will be less than significant.

### ***Level of Significance After Mitigation***

Not Applicable

#### 4.18 – Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or?			☑	
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			☑	

#### Sources

Information used to prepare this section is from the following sources: Notice of Project Applications to Native American Tribes and *City of Placentia General Plan*.

#### Environmental Setting

As of July 1, 2015, California Assembly Bill 52 (AB 52) was enacted and expanded CEQA by establishing a formal consultation process for California tribes within the CEQA process. The bill specifies that any project may affect or cause a substantial adverse change in the significance of a tribal cultural resource would require a lead agency to “begin consultation with a California Native American tribe that is traditional and culturally affiliated with the geographic area of the proposed project.” Section 21074 of AB 52 also defines a new category of resources under CEQA called “tribal cultural resources.” Tribal cultural resources are defined as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and is either listed on or eligible for the California Register of Historical Resources or a local historic register, or if the lead agency chooses to treat the resource as a tribal cultural resource.

On February 19, 2016, the California Natural Resources Agency proposed to adopt and amend regulations as part of AB 52 implementing Title 14, Division 6, Chapter 3 of the California Code of Regulations, CEQA Guidelines, to include consideration of impacts to tribal cultural resources pursuant to Government Code Section 11346.6. On September 27, 2016, the California Office of Administrative Law approved the amendments to Appendix G of the CEQA Guidelines, and these amendments are addressed within this environmental document.

**Discussion**

a) **Less Than Significant Impact.** Project implementation would not result in any specific construction activities involving extensive excavation, and therefore would not be anticipated to significantly affect or destroy any Native American tribal cultural resources. The proposed code and specific plan changes related to Specific Plan 5 are congruent with existing development regulations regarding excavation and grading. While the probability of encountering a tribal cultural resource or human remains is low, any occurrence or discovery is subject to existing protections under California law. No further environmental analysis is required.

b) **Less Than Significant Impact.**

In compliance with AB 52, the City of Placentia distributed letters to two Native American tribes notifying each tribe of the opportunity to consult with the City regarding the proposed project. The tribes were identified based on previously requests to be notified of future projects proposed by the City. The City has no substantial evidence of any significant resource impacted by this change to the zoning code and specific plan. During the discretionary review of any subsequent development project, the City will provide locational information to potentially impacted tribal officials and will conduct formal consultation, as may be requested. No further environmental analysis is required at this time.

**Mitigation Measures**

No mitigation measures are necessary because impacts to Tribal Cultural Resources will be less than significant.

**Level of Significance After Mitigation**

Not Applicable

**4.19 – Utilities and Service Systems**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				

a) Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			<input checked="" type="checkbox"/>	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			<input checked="" type="checkbox"/>	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			<input checked="" type="checkbox"/>	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			<input checked="" type="checkbox"/>	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			<input checked="" type="checkbox"/>	

**Sources**

Information used to prepare this section is from the following sources: Placentia General Plan.

**Environmental Setting**

Specific Plan 5 project area encompasses 11 parcels on approximately 19.13 acres, at the northeast corner of South Placentia Avenue and West Orangethorpe Avenue within the City of Placentia, County of Orange, California.

The following utilities/infrastructure systems and services are available to the Project:

- Water/Sewer Golden State Water
- Electricity Southern California Edison
- Natural Gas The Gas Company
- Telephone/Communications Verizon, or other contract services

**Discussion**

a) thru e) **Less Than Significant Impact.** The project involves regulating permitted land uses and structure heights within Specific Plan 5. The text amendments would not be expected to place an undue burden on any utility or service system. The City of Placentia is an urbanized setting with all utilities and services fully in place. Future demands for utilities and service

systems have been anticipated in the General Plan goals, policies and programs for future growth. No further environmental analysis is necessary.

**Mitigation Measures**

No mitigation measures are necessary because impacts to Utilities will be less than significant.

**Level of Significance After Mitigation**

Not Applicable

**4.20 – Wildfire**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			☑	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from wildfire or the uncontrolled spread of wildfire?			☑	
c) Require the installation or maintenance of associated infrastructure ( such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may result temporary or ongoing impacts to the environment?			☑	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			☑	

**Sources**

Information used to prepare this section is from the following sources: *City of Placentia General Plan* and CALFIRE Fire Hazard Severity Zone (FHSZ) Viewer.

**Environmental Setting**

The project site is located within an urbanized area of the City of Placentia and is not located within a fire hazard zone, as identified on the latest Fire Hazard Severity Zone (FHSZ) maps prepared by the California Department of Forestry and Fire Protection (CALFIRE).

**Discussion**

a) thru d) **Less Than Significant Impact.** The project site is located within an urbanized area of the City of Placentia and is not located within a fire hazard zone, as identified on the latest Fire Hazard Severity Zone (FHSZ) maps prepared by the California Department of Forestry and Fire Protection (CALFIRE). There are no wildland conditions in the urbanized area that the project area is located. The project would not be expected to impair emergency plans, exacerbate wildfire risks or expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. The project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may result temporary or ongoing impacts to the environment. The project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The project area is relatively flat and characterized with slopes that are not high (less than 10 percent) or steep. Therefore this impact would be less than significant and no mitigation is required.

**Mitigation Measures**

No mitigation measures are necessary because impacts to Wildfires will be less than significant.

**Level of Significance After Mitigation**

Not Applicable

**4.21 – Mandatory Findings of Significance**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<b>2.18 MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			☑	

<p>b) Does the project have impacts that are individually limited, but cumulatively considerable?          (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p>			<input checked="" type="checkbox"/>	
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>			<input checked="" type="checkbox"/>	

**Sources**

Information used to prepare this section is from Sections 4.1 through 4.20 above.

**Discussion**

a) **Less Than Significant.** The proposed project would not substantially impact any scenic vistas, scenic resources, or the visual character of the area, as discussed in Section 4.1, and would not result in excessive light or glare. The project is located within an urbanized area. The project would not significantly impact any sensitive plants, plant communities, fish, wildlife or habitat for any sensitive species, as discussed in Section 4.4. The environmental analysis provided in Section 4.2 concludes that impacts related to emissions of criteria pollutants and other air quality impacts will be less than significant. Sections 4.8 and 4.10 conclude that impacts related to climate change and hydrology and water quality will be less than significant. Based on the preceding analysis of potential impacts in the responses to items 4.1 thru 4.20, no evidence is presented that this project would degrade the quality of the environment. The City hereby finds that impacts related to degradation of the environment, biological resources, and cultural resources will be less than significant.

b) **Less Than Significant.** Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes involved in the project. The proposed text amendments will generally result in less than significant environmental impacts, as discussed herein. Impacts related to noise will be less than significant and therefore will not contribute substantially to any other concurrent construction programs that may be occurring in the vicinity. Short-term impacts related to pollutant emissions will be less than significant and will not exceed maximum thresholds.

The proposed project would not significantly cumulatively affect the environment. Water supplies have been studied in the Urban Water Management Plans. Continued efforts towards water conservation, as required by State law, would reduce water demands; the project would result in a less than significant cumulative impact on water supply and other resources. As indicated in Section 4.17 herein, the proposed project would not result in any significant traffic impacts to transportation. Long-term cumulative effects will have a less than significant impact on air quality. Adherence to all conditions recommended, the cumulative impacts can be less than significant. The project zoning code and specific plan amendments would not contribute to any cumulative growth effects beyond what is anticipated for the City’s future in the General Plan.

c) **Less Than Significant.** Based on the analysis of the proposed project's impacts in the responses to items 4.1 thru 4.20, there is no indication that this project could result in substantial adverse effects on human beings. The land use requirements of this project would not directly or indirectly cause any substantial adverse effects on human beings. For this reason, the City has concluded that this project can be implemented without causing significant adverse environmental effects and determined that the Negative Declaration is the appropriate type of CEQA documentation.

## 5 References

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### **5.1 – List of Preparers**

#### **City of Placentia (Lead Agency)**

City of Placentia, Development Services Department  
401 East Chapman Avenue, Placentia, California 92870  
Attention: Joseph M. Lambert, Director of Development Services

#### **PGN (Environmental Analysis)**

PO Box 2473  
Menifee, CA 92586

### **5.2 – Persons and Organizations Consulted**

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