

September 2021 | Initial Study

LOS ALAMITOS HOUSING ELEMENT UPDATE

City of Los Alamitos

Prepared for:

City of Los Alamitos

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NEGATIVE DECLARATION

Pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code (PRC) Sections 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations (CCR) Sections 15000 et seq.), the City of Los Alamitos has completed this Negative Declaration (ND) for the project described below based on the assessment presented in the attached Initial Study.

LEAD AGENCY: City of Los Alamitos

PROJECT TITLE: Los Alamitos Housing Element Update

PROJECT LOCATION: The project area encompasses 2,619 acres, the current City of Los Alamitos corporate boundary, which is in the northwestern corner of Orange County.

PROJECT DESCRIPTION: The Housing Element is one of the mandatory elements of the City's General Plan. The Housing Element analyzes the demographics of the City population and existing housing stock, and considers the future needs for housing in the City, with a particular focus on affordable housing, and housing for special needs households, including seniors, disabled persons, large families, single parent households and the homeless. The Element also provides the City's decision makers with Strategies and Policy Actions intended to facilitate the development and preservation of adequate housing supply to meet such needs. The State has established a mandatory update schedule for Housing Elements, which the City is complying with. This Update addresses the planning period from 2021 to 2029. During this timeframe, the City has been allocated the following housing units under the Regional Housing Needs Allocation (RHNA) developed by the Southern California Association of Governments (SCAG):

Table 1 Regional Housing Needs Allocation, 2022 to 2029

Income Category	Number of Units
Very low income ¹	194
Low income	119
Moderate income	145
Above moderate income	311
Total	769

Source: SCAG.

Note:

¹ Although not provided in the RHNA, state law requires cities to plan for units to accommodate extremely low income, which can be estimated at 50% of very low income, or 97 units.

This Update consists primarily of statistical updates (particularly relating to updating the Census and American Community Survey information in the Element to 2010 Census and 2019 American Community Survey information), and reassessing housing needs based on these demographic changes. This Update added sites identified for future housing, including parcels within the Town Center Mixed Use Strategic Plan area, the property on Lampson Avenue currently occupied by general offices ('Lampson site') and the property currently occupied by Arrowhead Products ('Arrowhead site'). Two policy changes are proposed in this Housing Element Update which will affect densities at future housing sites:

- Under Policy Action 4.5, the City will modify the Town Center Mixed Use (TCMU) zone to allow a base density of up to 60 dwelling units per acre (du/ac), not including density bonus provisions. The town center sites identified for future housing will be required to

incorporate assigned affordable housing units in the Update (Appendix B Land Resources).

- This Update added a new policy action (Policy Action 4.4) for the City to create a new R-4 zone in the Zoning Ordinance, which will allow a base density of 30 to 36 dwelling units per acre (du/ac), not including density bonus provisions. Under Policy Action 4.4, the R-4 zone will be applied to both Lampson and Arrowhead sites, and the City will consider up to 36 du/ac when future projects are proposed.

Other changes in policy actions address changes in the requirements of law since the City last updated its Housing Element in 2013. These changes in law address various housing-related issues. This Update includes an Assessment of Fair Housing (AFH) that analyzes patterns of segregation and equal access to opportunity within the City, consistent with AFFH Final Rule.

EXISTING CONDITIONS: The current Housing Element of the City's 2035 General Plan applies to the 2014-2021 planning period. The current Element facilitates housing development and preservation throughout the City consistent with residential land use designations in the Land Use Element and Zoning Code, to meet the RHNA assigned to the City at the time.

DOCUMENT AVAILABILITY: The ND and supporting Initial Study for the proposed project are available for public review at the following locations:

- City of Los Alamitos, 3191 Katella Avenue, Los Alamitos, CA 90720
- Los Alamitos/Rossmoor Library, 12700 Montecito Road, Seal Beach, CA 90740
- Los Alamitos Community Center, 10911 Oak Street, Los Alamitos, CA 90720
- Online at: <http://cityoflosalamitos.org/your-government/planning/planning-division/>

SUMMARY OF IMPACTS: The attached Initial Study was prepared to identify the potential effects on the environment from adoption and implementation of the proposed project and to evaluate the significance of those effects. Based on the environmental analysis, the proposed project would have no impacts or less than significant impacts related to the following environmental issues:

- | | | |
|-----------------------------|------------------------------------|--------------------------------------|
| • Aesthetics | • Agriculture / Forestry Resources | • Air Quality |
| • Biological Resources | • Energy | • Geology / Soils |
| • Cultural Resources | • Greenhouse Gas Emissions | • Land Use / Planning |
| • Hydrology / Water Quality | • Hazards & Hazardous Materials | • Noise |
| • Mineral Resources | • Population / Housing | • Public Services |
| • Recreation | • Transportation and Traffic | • Tribal Cultural Resources |
| • Wildfire | • Utilities / Service Systems | • Mandatory Findings of Significance |

FINDINGS. It is hereby determined that, based on the information contained in the attached Initial Study, the proposed project would not have a significant adverse effect on the environment. No mitigation measures are necessary. The City of Los Alamitos has hereby prepared a NEGATIVE DECLARATION.

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1. Introduction

The City of Los Alamitos, as Lead Agency, is responsible for preparing environmental documentation in accordance with the California Environmental Quality Act (CEQA) to determine if approval of the discretionary actions requested and subsequent development would have a significant impact on the environment. As defined by Section 15063 of the CEQA Guidelines, an Initial Study is prepared primarily to provide the lead agency with information to use as the basis for determining whether an environmental impact report (EIR), Negative Declaration, or Mitigated Negative Declaration (MND) would be appropriate for providing the necessary environmental documentation and clearance for the proposed project. This Initial Study has been prepared to support the adoption of a ND.

1.1 Incorporation By Reference

The information in this Initial Study is based, in part, on the following documents that include the project site or provide information addressing the general project area or use:

- **City of Los Alamitos General Plan.** The City of Los Alamitos General Plan is a policy document designed to give long-range guidance for decisions affecting the future character of Los Alamitos. It represents the official statement of the community's physical development as well as its economic, social, and environmental goals. The Los Alamitos General Plan was used throughout this Initial Study as the fundamental planning document governing development on the sites identified for housing.
- **City of Los Alamitos Municipal Code.** The Los Alamitos Municipal Code, which includes the City's Zoning Code (Title 17), establishes the basic regulations under which land in the City is developed and utilized. This includes but is not limited to regulations and controls for the design and improvement of development sites; allowable uses, building setback and height requirements, and other development standards. The basic intent of the code is to promote and protect the public health, safety, convenience, and welfare of present and future citizens of Los Alamitos.
- **Environmental Impact Report for the City of Los Alamitos General Plan Update (2015).** An environmental impact report (SCH No. 2013121055) was prepared for the City of Los Alamitos General Plan Update, which was certified by the Los Alamitos City Council in March 2015 (2015 Certified EIR). The 2015 Certified EIR evaluated the potential individual and cumulative environmental effects associated with buildout of the General Plan Update, including direct (primary) and indirect (secondary) impacts that might occur as a result of buildout. Subsequent development projects under the General Plan Update are to be evaluated in light of the analysis provided in the 2015 Certified EIR to determine if additional environmental documentation is required (State CEQA Guidelines §§ 15168[b] and [c]). In cases where further environmental review is required, the environmental analysis for the individual development project can tier from the 2015 Certified EIR consistent with Public Resources Code Section 21093(a) and State CEQA Guidelines Section 15168(c). Where applicable, this Initial Study tiers off of the 2015 Certified EIR. The tiered analysis incorporates by reference analysis, background information, and concentrates on issues specific to the Proposed Project (Public Resources Code § 21094; State CEQA Guidelines §§ 15168[c], 15385).



2. Environmental Checklist

2.1 BACKGROUND

1. **Project Title:** Los Alamitos Housing Element Update

2. **Lead Agency Name and Address:**

City of Los Alamitos
3191 Katella Avenue
Los Alamitos, California 90720

3. **Contact Person and Phone**

Number: Tom Oliver, Associate
Planner 562.431.3538 x303

4. **Project Sponsor's Name and Address:**

City of Los Alamitos
3191 Katella Avenue
Los Alamitos, California 90720

5. **General Plan Designation:** All

6. **Zoning:** All

7. **Surrounding Land Uses and Setting:**

Not applicable. The Housing Element applies to all lands throughout the City.

8. **Other Public Agencies Whose Approval Is Required:**

Not applicable.

2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and 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 |

2.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ 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.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ 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.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been adequately analyzed 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.

R. Nade

08/17/2022
Date

2.4 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 would 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 have 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.
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 Analyses 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. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

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 significant.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X
III. AIR QUALITY.. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. 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?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of dedicated cemeteries?				X
V. ENERGY. 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?				X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
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?				X
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
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 for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Issues		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES. Would the project:					
a)	Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
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?				X
XII. NOISE. Would the project result in:					
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
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 expose people residing or working in the project area to excessive noise levels?				X
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
XIII. POPULATION AND HOUSING. Would the project:					
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b)	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a)	Fire protection?				X
b)	Police protection?				X
c)	Schools?				X
d)	Parks?				X
e)	Other public facilities?				X
XV. RECREATION.					
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?				X
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?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
XVII. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a 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				X
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.				X
XVIII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in a determination by the waste water 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?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
XIX. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
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.)			X	

3. Environmental Analysis

Section 2.4 provided a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions contained in the checklist and identifies mitigation measures, if applicable.

3.1 AESTHETICS

Background

The California Department of Transportation (Caltrans) defines a scenic vista as a viewpoint that provides expansive views of a highly-valued landscape for the benefit of the general public. Vistas provide visual access or panoramic views to a large geographic area and are generally located at a point where surrounding views are greater than one mile away. Panoramic views are usually associated with vantage points over a section of urban or natural areas such as an urban skyline, valley, mountain range, a large open space area, the ocean, or other water bodies.

The City sits in the Santa Ana River Basin region and has relatively flat topography. Therefore, only distant scenic views of the San Gabriel, San Bernardino, and San Jacinto Mountains are available at certain vantage points throughout the City.

The City does not have any designated or eligible scenic highways in the California State Scenic Highway Program. The nearest classified highway is a segment of Route 5/Route 19 that runs through City of Long Beach to the southwest.

Would the project:

- a) **Have a substantial adverse effect on a scenic vista?**
- b) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**
- c) **In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**
- d) **Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?**

No Impact. The Housing Element Update will have no impact on aesthetics, scenic vistas or light and glare. In the future, development of individual housing projects will be reviewed on a case-by-case basis for their potential effect on scenic vistas and scenic resources. Future housing projects will be subject to building height limits in the Zoning Code and policies of the General Plan and Town Center Strategic Plan (in development at the time of Housing Element Update). The Update requires zoning changes such as increasing allowable residential densities (from 30 to 60 du/ac in the Town Center Mixed Use zone and creation of a new zone (R-4) to allow higher densities (30-36 du/ac) than the existing zoning designations (up to 25 du/ac).

Future housing sites identified in the Site Inventory include parcels in the Town Center, a property at 4655 Lampson Avenue (Lampson site) and a portion of the property at 4411 Katella Avenue

(Arrowhead site). The Town Center sites identified for future housing are located in the Town Center Mixed Use Strategic Plan area and have been assigned units in synergy with the Strategic Plan's implementation of an aggressive, place-making redevelopment program. The Town Center area currently has a mix of one- to two-story buildings with a height limit of 60 feet under the TCMU zone. According to development scenarios analyzed by the Strategic Plan, mixed-use buildings with two to four stories can accommodate residential densities of 60 du/ac. Therefore, the current TCMU height limit should be able to accommodate proposed densities in the Housing Element Update, and higher density housing would not conflict with zoning and other regulations on blocking any scenic vistas or appear incompatible with existing development in the area.

The Lampson and Arrowhead sites will be rezoned to R-4 (30-36 du/ac) to allow residential development. These sites are currently developed with one- and two-story buildings and/or in areas where two-story structures are common. The height limit for R-3, the next zone down from R-4, is currently 35 feet, which allows two- and three-story buildings that are expected to accommodate 30-36 du/ac. The height limit for R-4 may be set at or somewhat higher than 35 feet. Therefore, future housing development at the Lampson and Arrowhead sites are not expected to conflict with zoning and other regulations on blocking any scenic vistas or appear incompatible with existing development in the area.

The sites identified for future housing by this Update are located in highly urbanized areas, and given their topography and location, offer minimal scenic vistas, if any, such as the ridge of mountain ranges where visible. Future projects will be required to adhere to applicable zoning and other regulations on scenic quality, and this Update proposes no change to these regulations. In summary, no impact to scenic vistas would occur and no mitigation measures are necessary.

The Update will not directly impact light or glare. The Site Inventory identified redevelopment sites only for future housing, which would have similar light sources to the existing and surrounding light sources of residential, commercial or industrial uses and roadways. Future housing development will not result in a substantial increase in light and glare compared to existing conditions on the identified sites. Future projects will be subject to the City's Municipal Code provisions on lighting: Chapter 8.48 (Lighting Performance Standards) of Title 8 (Health and Safety) addresses the visual impacts of exterior lighting on adjacent property owners and neighborhoods and outlines guidelines to reduce light trespass and prevent glare; Section 17.24.040 (Light and Glare) of Title 17 (Zoning) also outlines standards for shielding of light sources. As outlined in Section 17.24.040, where the light source is visible from outside the project boundary, shielding is required to reduce glare so that neither the light source nor its image from a reflective surface shall be directly visible from a point of five feet or more beyond the property line. Compliance with these provisions is ensured through the City's development review and building plan check process.

Mitigation Measures and Monitoring: None required.

3.2 AGRICULTURE AND FORESTRY RESOURCES

Background

The City of Los Alamitos contains no agricultural or forest lands, and no lands are designated for agricultural or forestry purposes in the General Plan. While portions of the Joint Forces Training Base are designated as Prime Farmland in the Farmland Mapping & Monitoring Program by the California Department of Conservation, agriculture has not occurred in the City for decades.

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?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- 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))?
- d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 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?

No Impact. The City of Los Alamitos contains no agricultural or forest lands nor any lands covered by a Williamson Act contract, and no lands are designated for agricultural or forestry purposes in the General Plan and Zoning Code. The Housing Element Update is a policy document and does not involve construction of additional housing. All sites identified in the Site Inventory for future housing are mapped as Urban and Built-up Land on the California Important Farmland Finder maintained by the California Department of Conservation.

The identified sites do not contain farmland, forest land or other agricultural/forest uses and are not near any such uses. This Update will not result in any direct or indirect impact on any agricultural or forest land, nor would it result in the conversion of such land to non-agricultural or non-forest uses. Adoption of the Housing Element Update will have no impact to agricultural and forestry resources.

Mitigation Measures and Monitoring: None required.

3.3 AIR QUALITY

Background

The City of Los Alamitos is located in the South Coast Air Basin (SCAB), which is governed by the South Coast Air Quality Management District (SCAQMD). All development in the SCAB is subject to the 2016 SCAQMD Air Quality Management Plan (AQMP) and applicable portions of the State Implementation Plan (SIP). The SCAB is currently a designated nonattainment area for O₃ and PM_{2.5} under the California and National AAQS, nonattainment for PM₁₀ and NO_x (CA 60 Near-road Portion of San Bernardino, Riverside and Los Angeles Counties only) under the California AAQS, and nonattainment for lead (Los Angeles County only) under the National AAQS.

The SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments, and cooperates actively with all state and federal government agencies. At the time the 2016 AQMP was developed, its land use and transportation controls were based on the Growth Management chapter of the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS) adopted by SCAG to comply with metropolitan planning organization (MPO) requirements under the Sustainable

Communities and Climate Protection Act. Projects that are consistent with the projections of population forecasts are considered consistent with the AQMP.

In 2020, SCAG adopted the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020 RTP/SCS) that will form the basis for land use and transportation controls of the forthcoming 2022 AQMP. However, the 2016 RTP/SCS is consistent with the current 2016 AQMP and thus the appropriate document to reference for air quality analysis at this time.

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?**

No Impact. The Housing Element Update will have no direct impact on air quality. The Update is a policy document and will not generate any construction or development. SCAG assigned a Regional Housing Needs Allocation (RHNA) of 769 units to the City of Los Alamitos. To meet the RHNA for the next planning period by 2029, the Housing Element Update contains programs to rezone and/or increase allowable density for sites identified for future housing. In 2021, the City has an average 2.63 persons per household, and implementation of RHNA would increase the population by 2,023 persons. In 2021, Orange County's population was 3,153,764, and SCAG projects the County's population will grow to 3,461,000 by 2040. The addition of 769 units would increase the population by 2,023 to a total of 3,155,787, which is a minimal increase under the 2040 forecast. The increase would account for less than 0.7% of the County population increase between 2021 and 2040, and less than 0.06% of the population forecast for 2040. Therefore, the Housing Element is consistent with the 2016 RTP/SCS and thus consistent with the growth assumptions in the 2016 AQMP. The Update will not conflict with or obstruct implementation of the AQMP.

When individual properties are proposed for housing development, the City will undertake CEQA review, and assess potential impacts for each project on air quality, including emissions of criteria pollutants, pollutant concentrations near sensitive receptors, and emissions of odors. All future housing projects will be subject to SCAQMD rules and regulations and City requirements for construction activities to ensure compliance with the 2016 AQMP. The City's General Plan Open Space, Recreation, and Conservation Element includes policies (4.2 and 4.3) that require proper siting of sensitive land uses and reduction of particulate matter in collaboration with agencies in the region.

The Housing Element Update will facilitate development and renovation of residential units, which typically do not emit odors that would adversely affect a substantial number of people. Mitigation measures will be implemented, where necessary, in accordance with SCAQMD rules and City requirements to reduce potential impacts to less than significant levels.

Mitigation Measures and Monitoring: None required.

3.4 BIOLOGICAL RESOURCES

Background

The City of Los Alamitos is located in the plan area of the Orange County Transportation Authority (OCTA) M2 Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP), which encompasses all of Orange County. The NCCP/HCP, finalized by the OCTA Board of Directors in November 2016, involves acquisition, conservation and/or enhancement of natural habitat as mitigation for impacts to biological resources from freeway construction and widening projects. The City of Los Alamitos is essentially built out with highly urbanized areas, though urban landscaping may harbor bird species protected under the Migratory Bird Treaty Act (MBTA) and/or other species not covered or addressed by the OCTA M2 NCCP/HCP. The Housing Element is a regulatory document that, in and of itself, will not impact biological resources.

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, 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?**
- 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?**
- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**
- 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?**

No Impact. The adoption of the Housing Element Update will have no impact on biological resources. This Update does not expand development beyond areas currently allowed under the General Plan. The OCTA M2 NCCP/HCP identified portions of the City as Protected Lands or Unprotected Natural Habitat, which fall in the Joint Forces Training Base and public parks, and will not be affected by this Update. The City's Site Inventory identifies redevelopment sites for future housing developments; none of the sites are in Protected Lands or Unprotected Natural Habitat identified by the NCCP/HCP (Figure 2-4). The City is essentially built out and natural habitat has been replaced by urban uses for decades. The identified housing sites would have the least potential to support any sensitive species or communities because of their current built conditions.

There are no wetlands or riparian habitats on lands in the City's Site Inventory, nor on lands designated for housing in general. The City will require, if a future project site contains vegetation

with the potential to host nesting birds, pre-construction nesting bird surveys for individual housing projects as they are proposed, and will implement necessary mitigation measures to protect bird species covered under the Migratory Bird Treaty Act (MBTA). The City does not have a tree preservation or similar ordinance that protects trees in general or particular biological resources. The General Plan Open Space, Recreation, and Conservation Element has multiple policies (3.1 through 3.3) that call for the use of native plants in landscaping and urban forest. With implementation of the NCCP/HCP and standard requirements, this Update will not result in any new impact on biological resources.

Mitigation Measures and Monitoring: None required.

3.5 CULTURAL RESOURCES

Background

The City of Los Alamitos was part of a larger rural area during the early 1900s primarily known for its agricultural production. Urban development gradually replaced the agricultural uses by the mid-20th century. According to the City's General Plan, no sites or structures are currently identified by the City as local landmarks (per Chapter 17.38 of the City's Municipal Code) and none are listed on the state or federal registers of historic places. Additionally, no archaeological sites have been discovered in the City. However, there are a number of sites and structures that may have local historical significance, including the Los Alamitos Sugar Company Sugar Beet Processing Plant, Los Alamitos Fire Station/Museum, St. Isidore Chapel and private residences.

Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in § 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 dedicated cemeteries?

No Impact. The adoption of the Housing Element Update will have no impact on cultural resources. There are no historic structures on lands identified in the Site Inventory. As individual projects are proposed in the future, the City will conduct tribal consultation pursuant to AB 52 and/or SB 18 on potential cultural resources. The consultation process is detailed in Section 3.18, Tribal Cultural Resources. All sites identified in the Site Inventory for future housing would require redevelopment. As these sites have been developed and disturbed from previous grading and other construction activities, it is least likely to uncover any historic and/or archaeological resources during future redevelopment. The proposed Housing Element Update will not result in any impact on historic and archaeological resources.

There are no known burial sites or cemeteries on lands designated for housing. As discussed above, all sites in the Inventory would require redevelopment and would have the least potential for disturbance of any human remains given the past site disturbances. In the unlikely event that human remains are uncovered during construction activities of future housing projects, California Health and Safety Code Section 7050.5 requires that disturbance of the site shall remain halted until the Orange County Coroner has conducted an investigation into the

circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation or to his or her authorized representative, in the manner provided in Section 5097.98 of the California Public Resources Code. The coroner is required to make a determination within two working days of notification of the discovery of the human remains. If the coroner determines that the remains are not subject to his or her authority or has reason to believe the human remains to be those of a Native American, he or she shall contact the Native American Heritage Commission (NAHC) so that NAHC can contact the Most Likely Descendant (MLD). The MLD shall be provided access to the discovery and will provide recommendations or preferences for treatment of the remains within 48 hours of accessing the discovery site. Disposition of human remains and any associated grave goods, if encountered, shall be treated in accordance with procedures and requirements set forth in Sections 5097.94 and 5097.98 of the Public Resources Code; Section 7050.5 of the California Health and Safety Code; and CEQA Guidelines Section 15064.5. These requirements of law ensure that no impact to buried remains will occur when housing projects are proposed. The proposed Housing Element Update will not result in any impact on human remains.

Mitigation Measures and Monitoring: None required.

3.6 ENERGY

Background

Primary energy sources include fossil fuels (e.g., oil, coal, and natural gas), nuclear, and renewable sources (e.g., wind, solar, geothermal, and hydropower). The City is within the service boundaries of Southern California Edison (SCE) for electricity and the Southern California Gas Company (SoCalGas) for natural gas. Both SCE and SoCalGas offer various programs and incentives for all users to reduce energy consumption.

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?**

No Impact. The adoption of the Housing Element Update will have no impact on energy resources and energy efficiency. Construction and renovation of housing are required to conform to the California Building Code including the California Energy Code and California Green Building Standards Code (CALGreen), which serves to ensure the economical and wise use of energy resources during construction and operational phases. The City's energy providers, SCE and SoCalGas, have both committed to increasing efficiency and renewable energy generation and enforce relevant state energy standards. The Housing Element identifies energy conservation opportunities for City residents and future housing development, including LEED certification with U.S. Green Building Council and utility rebate and savings programs.

Future housing developments would generate traffic and require the consumption of petroleum-based fuels related to vehicular travel. Although future housing projects have the potential to result in a direct increase in City VMTs, the Update will not interfere with evolving fuel efficiency

standards and will not result in wasteful, inefficient, or unnecessary consumption of transportation energy resources.

Implementation of the California Building Code and voluntary energy efficiency and renewable energy programs will prevent wasteful, inefficient, or unnecessary consumption of energy resources. The Update promotes energy efficiency and renewable energy programs for future housing development and rehabilitation, and will not conflict with or obstruct a state or local plan for energy efficiency or renewable energy.

Mitigation Measures and Monitoring: None required.

3.7 GEOLOGY AND SOILS

Background

Located in the Peninsular Ranges and west of the Santa Ana Mountains, the City of Los Alamitos sits on quaternary deposits of alluvium and colluvium. Alluvium results from sediments deposited from running water, and colluvium forms as rock fragments and soil materials accumulate at the base of steep slopes. While located in a seismically active region, Los Alamitos' geologic structure does not include any active or potentially active faults. Five faults lie within close proximity to Los Alamitos: Norwalk, El Modena, Whittier, Elsinore, Elysian, and Newport-Inglewood. The closest fault is the Newport-Inglewood fault zone, which produced the catastrophic 1933 Long Beach earthquake, estimated at magnitude 6.3 on the Richter scale, that caused devastation in Los Alamitos. There are numerous other faults within 50 miles that could cause minor to moderate damage depending on the magnitude of the seismic event.

The U.S. Soil Conservation Service identifies a number of soils in Los Alamitos, including Drained Bolsa Silt Loam, Drained Bolsa Silty Loam, Drained Hueneme Fine Sandy Loam, Metz Loamy Sand, San Emigdio Fine Sandy Loam, and San Emigdio Moderately Fine Sandy Loam, which are all suitable for urban development.

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 earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**
 - ii) **Strong seismic ground shaking?**
 - iii) **Seismic-related ground failure, including liquefaction?**
 - iv) **Landslides?**
- b) **Result in substantial soil erosion or the loss of topsoil?**
- 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?**

- 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?**
- e) **Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**
- f) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

No Impact. The adoption of the Housing Element Update will have no impact on geology and soils, because the Update is a policy document that does not result in construction of structures. There are no Alquist-Priolo earthquake fault zones in the City. Surface rupture resulting directly from earthquakes is unlikely to occur in Los Alamitos because no faults have been identified within the City boundary. The City will, however, be subject to significant ground shaking in the event of an earthquake. The 2019 California Building Code (CBC; California Code of Regulations, Title 24, Part 2), adopted by reference in the Los Alamitos Municipal Code (Chapter 15.04 Building Codes), contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards. Future housing projects would be required to adhere to the CBC provisions, which are enforced by the City's Development Services Department during the building plan check and development review process. The City also requires preparation of geotechnical reports for construction projects prior to issuing development permits and imposes the recommended design parameters of the report as conditions of approval. Implementation of these standard requirements will prevent any significant impacts from seismicity related hazards.

Liquefaction typically occurs when three simultaneous conditions are met: generally cohesionless soils, predominantly sand; high ground water (less than 30 feet from the surface); and ground shaking. Due to the proximity of active and potentially active faults around Los Alamitos, the characteristically high water table, and the cohesionless subsoils in some areas in the City with these conditions may experience liquefaction during extreme ground shaking. As discussed above, future housing projects will be required to prepare a geotechnical report to address design parameters according to site-specific geological and soil conditions, and project-specific conditions of approval will be imposed where necessary. Project site grading, design, and construction would conform with the recommended design parameters, which will mitigate for potential seismic-related ground failure impacts.

Given the City's flat topography, there is generally a low risk for earthquake-induced landslides. The sites identified for future housing are not located near drainage channels or similar settings with steep banks or slopes. No impact from landslides is expected on these sites.

Future housing development is subject to local and state codes and requirements for erosion control and grading during construction, including South Coast Air Quality Management District Rules 402 (dust suppression techniques) and 403 (fugitive dust control). Project development will also be subject to the National Pollution Discharge Elimination System (NPDES) permitting regulations, including the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) and associated best management practices (BMPs). These standard requirements will mitigate for potential soil erosion from water, wind and vehicles.

The greater Los Angeles metropolitan area, including the City of Los Alamitos, experiences land subsidence due to groundwater pumping and various other human-induced and natural causes. This regional issue is being addressed through collaborative efforts including replenishing groundwater basins and water conservation to reduce extraction.

Depending on site-specific soil conditions, future housing projects may be subject to collapsible or expansive soil hazards. The City will require preparation of site-specific geotechnical reports and implementation of conditions of approval as recommended in those studies. Typical engineering practices such as proper excavation, compaction, and foundation design will prevent impacts from soil related hazards.

The City is well served by existing sanitary sewer infrastructure and future housing projects will be connected to existing sewers main lines and service lines in the surrounding roadways. The sites identified for future housing will require redevelopment and will not involve the use of septic tanks or other alternative wastewater disposal systems. No impact will occur.

According to the City's General Plan, no paleontological sites have been discovered in the City. The Site Inventory contains redevelopment sites only, which do not contain any unique geologic features. Given the existing development and past disturbances on those sites, it is least likely for future developments to uncover any paleontological resources or disturb them. No impact will occur.

Mitigation Measures and Monitoring: None required.

3.8 GREENHOUSE GAS EMISSIONS

Background

Greenhouse gases (GHG), such as carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and fluorinated gases (hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride), are able to trap heat and play a key role in the earth's surface temperature. GHGs in the atmosphere come from natural processes and human activities. The excess GHGs released into the atmosphere due to human activities are believed to be responsible for the global average increase in surface temperatures of 0.7-1.5°F observed during the 20th century. Carbon dioxide is the primary greenhouse gas that has raised the most concern of atmospheric scientists due to current and projected emission levels.

State law mandates that all cities decrease their GHG emissions to 1990 levels by the year 2020. Executive Order B-30-15 set an interim target goal of reducing GHG emissions to 40% below 1990 levels by 2030 to keep California on its trajectory toward meeting or exceeding the long-term goal of reducing GHG emissions to 80% below 1990 levels by 2050, as set forth in Executive Order S-3-05.

GHG Thresholds

On December 5, 2008, the SCAQMD formally adopted a greenhouse gas significance threshold of 10,000 MTCO₂e/yr that only applies to industrial uses' stationary sources where SCAQMD is the lead agency (SCAQMD Resolution No. 08-35). This threshold was adopted based upon an October 2008 staff report and draft interim guidance document that also recommended a threshold for all projects using a tiered approach. It was recommended by SCAQMD staff that a project's greenhouse gas emissions would be considered significant if it could not comply with at least one of the following "tiered" tests:

Tier 1: Is there an applicable exemption?

- Tier 2: Is the project compliant with a greenhouse gas reduction plan that is, at a minimum, consistent with the goals of AB 32?
- Tier 3: Is the project below an absolute threshold (10,000 MTCO²e/year for industrial projects; 3,000 MTCO²e/year for residential and commercial projects)?
- Tier 4: Is the project below a (yet to be set) performance threshold?
- Tier 5: Would the project achieve a screening level with off-site mitigation?

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?**

No Impact. The Housing Element Update will have no impact on greenhouse gas emissions. The Update is a policy document and will not generate any development or construction. When individual properties are proposed for housing development, the City will undertake CEQA review as required, and assess potential impacts for each project on greenhouse gas emissions with regards to GHG thresholds set by SCAQMD.

The Housing Element identifies sites for future housing development, which are near transit, businesses, schools, and amenities including the town center sites and Arrowhead site on Katella Avenue. While the Housing Element proposes zoning changes and/or density increases for these sites, the proximity to services, amenities and transit would help offset vehicle miles traveled (VMTs) and greenhouse gas emissions. The town center sites are in the Town Center Mixed Use Strategic Plan area, and the housing units are assigned in synergy with the Strategic Plan (in development as of 2021). The Strategic Plan aims to revitalize the town center through increasing mixed-use development that boosts economic potential and improves community infrastructure and amenities. Mixed-use developments are widely acknowledged to reduce VMTs and emissions, which will offset potential emissions from increasing development densities. The Housing Element also identifies local conservation efforts and opportunities such as utility programs that help reduce GHG emissions.

By identifying redevelopment sites in resource-rich areas to fulfill RHNA, the Housing Element Update is consistent with SCAG's regional goals of providing infill housing, integrating land uses near major transportation corridors, and adding residential land uses to an area surrounded by commercial development. The Housing Element Update would facilitate housing development in a jobs-rich area; the jobs-housing ratio in the City of Los Alamitos was projected at 3.25 in 2020 and 3.22 in 2035 (City of Los Alamitos General Plan EIR). Therefore, the Update would be consistent with and would not interfere with SCAG's ability to implement the regional goals and strategies outlined in the 2020 RTP/SCS. No impact would occur.

Mitigation Measures and Monitoring: None required.

3.9 HAZARDS AND HAZARDOUS MATERIALS

Background

According to the California Health and Safety Code, hazardous material is any substance that, because of its quantity, concentration, or physical or chemical properties, pose a significant hazard to human health or the environment. Under Title 22 of the California Code of Regulations (CCR),

the term “hazardous substance” refers to both hazardous materials and hazardous wastes. Both are classified according to four properties: 1) ignitability, 2) corrosivity, 3) reactivity, and 4) toxicity.

People and/or environment can be exposed to hazardous materials through but not limited to the following means: improper handling or use of hazardous materials or waste, particularly by untrained personnel; transportation accident; environmentally unsound disposal methods; and/or fire, explosion, or other emergencies. The severity of potential effects varies with the activity conducted, the concentration and type of hazardous material or wastes present, and the proximity of sensitive receptors.

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 reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**
- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**
- 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?**
- 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?**
- f) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**
- g) **Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

No Impact. The Housing Element Update will have no impact on hazards or hazardous materials. Future housing development will be required to assess potential impacts as part of the CEQA process, but such impacts are likely to be negligible, as housing development does not involve significant use, storage or transport of hazardous materials. During construction, future housing projects will be subject to all emergency response plan requirements set forth by Orange County Health Care Agency Environmental Health Division and Orange County Fire Authority, which will minimize potential impacts regarding hazardous materials.

Several schools are located within ¼-mile of sites designated for housing. However, as previously stated, housing development generates minimal hazardous materials which are governed by existing regulations of several agencies, including the US Environmental Protection Agency, US Department of Transportation, California Division of Occupational Safety and Health, Orange County Health Care Agency Environmental Health Division, and Orange County Fire Authority.

According to the California Department of Toxic Substances Control (DTSC) “EnviroStor” database, the Arrowhead site included in the Site Inventory has a tiered permit and is identified to have potential soil contamination from aerospace manufacturing/

maintenance uses. The site's cleanup oversight agency is the DTSC Site Cleanup Program. Before any housing development occurs on the Arrowhead site, the developer will be required to perform site evaluation and remediation under DTSC oversight in accordance with existing regulations. According to the State Water Resources Control Board GeoTracker database, one of the sites identified for future housing has an open case regarding a former dry cleaner onsite (3624 Katella Avenue). The site's cleanup oversight agency is the Santa Ana Regional Water Quality Control Board (RWQCB). A future housing developer will be required to perform remediation under RWQCB oversight in accordance with existing regulations prior to redevelopment. No other sites identified in the Housing Element Site Inventory are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

In Los Alamitos, both fixed-wing aircraft and helicopters operate from the Joint Forces Training Base (JFTB). The nearest sites identified for housing in the Site Inventory are approximately ¼ mile west and north of the JFTB. The Airport Environs Land Use Plan for JFTB designated two areas where land uses are regulated to minimize hazards from aircraft crashes to persons on the ground: Clear Zones within approximately 0.5 mile of each end of the main runway, which are both within the limits of JFTB. The Site Inventory does not contain any site within the JFTB or the Clear Zones. The approach and departure routes for fixed-wing aircraft to and from JFTB do not pass over any sites designated for future housing developments; approach routes are from the northeast, passing east of the site, while the departure route is to the southwest over the City of Seal Beach (OCALUC 2017). Therefore, future housing developments facilitated by the Housing Element Update would not result in an airport-related hazard for residents or workers on or off the sites.

There are no private airstrips in proximity of the sites identified for future housing. However, helicopters operate via multiple routes from JFTB, some of which cross over or near the future housing sites. Over congested areas, helicopters are required to maintain an altitude of at least 1,000 feet above the highest obstacle within 2,000 feet of the aircraft, except as needed for takeoff and landing (Code of Federal Regulations, Title 14 § 91.119). Takeoffs and landings at JFTB are infrequent and are at a sufficient distance from the sites identified for future housing that they would not pose a safety hazard to residents or workers on or near the sites. Therefore, the Housing Element Update would not result in an impact associated with private air strips.

The City of Los Alamitos participates in ReadyOC, a public service campaign administered by police/sheriff's departments to provide emergency preparedness resource and education for the public on awareness and involvement in local readiness efforts. The City is covered by the Unified County of Orange and Orange County Operational Area Emergency Operations Plan (February 2019). Future housing developments facilitated by the Housing Element Update would have no adverse impact on implementation of ReadyOC or regional emergency operations plan.

Additionally, construction and operation of future housing projects would not interfere with any of the daily operations of the Orange County Sheriff's Department Emergency Management Division, which facilitates and supports the Orange County Operational Area efforts and provides emergency management and preparedness services to unincorporated

areas of Orange County (Sheriff 2020). All construction activities will be subject to the City's and Orange County Fire Authority's standards and regulations. Future housing projects will be required to provide necessary on- and off-site access and circulation for emergency vehicles and services during construction and operation. This will be enforced through the City's development review and building plan check process, which requires projects to incorporate all applicable design and safety standards and regulations in the CBC and Los Alamitos Municipal Code (including Chapter 15.08 Fire Code) to ensure that project development will not interfere with the provision of local emergency services.

Wildland fires can pose a hazard in areas with limited access, rugged terrain, limited water supply, and combustible vegetation. The sites identified for future housing are in a highly urbanized area and surrounded by a mix of residential, commercial, office, light industrial and public uses. All sites have existing access to the street grid and are served by adequate water infrastructure. There is no combustible wildland vegetation on or near the future housing sites. The City does not have and is not near any fire hazard zones mapped by the California Department of Forestry and Fire Prevention (CalFire 2021). Therefore, the Housing Element Update would not introduce people or structures to substantial hazards from wildland fires. No impact would occur.

Mitigation Measures and Monitoring: None required.

3.10 HYDROLOGY AND WATER QUALITY

Background

Most of the City of Los Alamitos is in the Coyote Creek Watershed, which covers 165 square miles and drains via several tributaries, including Coyote Creek, Brea Creek, Fullerton Creek, Carbon Creek, and the Los Alamitos Channel. The City lies east of Coyote Creek's confluence with the San Gabriel River. Alamitos Bay is the only downstream surface water body receptor in the regional drainage pattern that encompasses the City of Los Alamitos. It is classified as coastal surface water; coastal waters may be defined as waters subject to tidal action and waters in coastal sloughs.

Water quality in Los Alamitos is regulated by Santa Ana Regional Water Quality Control Board (SARWQCB) and its Water Quality Control Plan for the Santa Ana River Basin (Basin Plan), which contains water quality standards and identifies beneficial uses (wildlife habitat, agricultural supply, fishing, etc.) for receiving waters along with water quality criteria and standards necessary to support these uses consistent with federal and state water quality laws.

Would the project:

- a) **Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?**
- b) **Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**
- 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?**

- ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?
- 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?
- iv) Impede or redirect flood flows?
- d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. The Housing Element Update is a policy document and will have no impact on water resources as it does not involve construction or development. Golden State Water Company (GSWC) provides water service in the City of Los Alamitos, and Rossmoor/Los Alamitos Area Sewer District (RLAASD) provides sewer service. The City, GSWC and RLAASD implement all water quality standards and waste discharge requirements to prevent contamination of water sources during construction and operation. There are no gaps of water and sanitary sewer infrastructure or services in the City. Future housing developments will be required to meet all agency requirements through the development review and plan check process. The implementation of these standard requirements will assure that there are no impacts to water quality or waste discharge requirements.

The City is located in the GSWC West Orange Service Area. GSWC's West Orange primary water supplies are groundwater derived from the Central Plain of Orange County Groundwater Basin and purchased supplies from the Municipal Water District of Orange County (MWDOC). GSWC West Orange also purchases a small amount of water from the City of Seal Beach and maintains emergency connections with the GSWC Artesia System, City of Buena Park, and the City of Garden Grove to access additional water supply sources in emergency conditions. The GSWC West Orange's water supply is shared with other GSWC Service Areas in the region. According to the GSWC West Orange Service Area 2020 Urban Water Management Plan (UWMP), GSWC West Orange has reliable supplies to meet its retail customer demands in normal, single dry years, and five consecutive dry year conditions through 2045. GSWC West Orange coordinates its groundwater supply management primarily with Orange County Water District (OCWD) and its imported supply management with MWDOC. This portfolio guarantees available water supplies regardless of the current year's hydrology and provides resiliency during dry conditions. With discretion over the amount of groundwater pumped, GSWC West Orange can match its total supplies to meet annual demands. The 2020 UWMP also includes a Water Shortage Contingency Plan, which confirmed the water supply reliability of GSWC West Orange as a result of the projected reliability of MWDOC for imported water supplies, OCWD management of the Orange County Groundwater Basin to ensure reliability, and conservation derived supply. Therefore, the proposed Housing Element Update is not expected to impact local groundwater management in terms of groundwater supplies and recharge.

Construction projects of one acre or more are regulated under the Statewide General Construction Permit (CGP), Order No. 2012-0006-DWQ, issued by the State Water Resources Control Board in 2012. As individual housing projects are proposed, projects over one acre in area will need to obtain coverage by developing and implementing a Storm Water Pollution Prevention Plan (SWPPP) and associated best management practices (BMPs) to minimize pollution of stormwater during construction.

The City complies with the MS4 permit issued by SARWQCB through requirement of a Water Quality Management Plan (WQMP) and BMPs that minimize water pollution from a project site during operation (Los Alamitos Municipal Code Chapter 8.44). Implementation of the BMPs would be enforced through the City's development review and building plan check process.

The Housing Element's Site Inventory does not include any sites in the 100-year special flood hazard areas. Most sites are located in Zone X (area with reduced flood risk due to levee or 0.2% annual chance flood hazard), and the Lampson site is located in Zone D (area of undetermined flood hazard). Areas of potential flooding in and near the City are generally associated with the Coyote Creek and Carbon Creek, which are not near any future housing sites.

Los Alamitos is within the dam inundation area of the Prado Dam, a flood control and water conservation project constructed and operated by the U.S. Army Corps of Engineers (USACE). Prado Dam is approximately 25 miles northeast of Los Alamitos in the City of Corona on the Santa Ana River. According to the City's General Plan, potential damage to the City from a failure of the Prado Dam is not an issue due to recent dam upgrades. The ongoing flood protection improvements along the Santa Ana River and to the Prado Dam will help minimize or prevent flood hazards from failure of a dam or a levee. In addition, as part of their Dam Safety Program, the USACE conducts routine inspections and operation of the dam and has developed an emergency action plan in coordination with local emergency management officials. Therefore, the Housing Element Update would not expose people or structures to significant impacts involving flooding as a result of a failure of a dam.

The Lampson site is approximately 200 feet west of an artificial water body on the Navy Golf Course, and the Arrowhead site is approximately 0.2 miles southwest of an artificial water body on the Los Alamitos Race Course. Given the shallow depth and small area of these water bodies, they are least likely to pose hazard to surrounding properties when a seiche occurs. The City is at least 3.5 miles inland from the Pacific Ocean, and none of the sites in the Site Inventory are in or near tsunami inundation hazard areas mapped through collective efforts by the California Governor's Office of Emergency Services, the California Geological Survey, AECOM Technical Services, and the Tsunami Research Center at the University of Southern California. Therefore, the Housing Element Update would not place people or structures at risk of flooding due to a tsunami.

The sites identified for future housing are in an urbanized area and sit on relatively flat terrain. No major slopes or bluffs are on or near these sites. Therefore, impacts from a mudflow would not occur and no mitigation measures are necessary.

Mitigation Measures and Monitoring: None required.

3.11 LAND USE AND PLANNING

Background

Los Alamitos is a small but balanced community bordered by the cities of Cypress, Garden Grove, and Seal Beach in Orange County and the City of Long Beach in Los Angeles County. The Joint Forces Training Base (JFTB) takes up roughly half of the land area within the City boundaries. The City is essentially built out. Housing stock in the City include small and large detached homes, townhomes, and medium- and high-density apartments in 16 neighborhoods. New residential and commercial uses would most likely require redevelopment. The City is developing a Town Center Mixed Use Strategic Plan, which is an aggressive, place-making redevelopment program for the town center area.

Would the project:

a) Physically divide an established community?

No Impact. The lands identified in the Housing Element Update are developed with commercial, public/office and industrial uses, and are not part of any established community. Based on the location of each site in the inventory, their development will not physically divide an established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The adoption of the Housing Element Update will not have a significant impact on land use. This Update designated new sites in the Site Inventory identified for affordable housing, including lands in the Town Center area, the property on Lampson Avenue currently occupied by multiple office tenants ("Lampson site") and the property currently occupied by Arrowhead Products ("Arrowhead site"). This Update assigns residential units in synergy and accordance with the Town Center Mixed Use Strategic Plan in development and would not conflict with it. This Housing Element Update proposes several new policies regarding residential land use planning, as discussed below.

Under Policy Action 4.5, the City will modify the Town Center Mixed Use (TCMU) zone to allow a base density of up to 60 dwelling units per acre (du/ac), not including density bonus provisions. This change will facilitate the adoption of and development of housing under the Town Center Mixed Use Strategic Plan. The change will also facilitate mixed-used developments at the Town Center sites as envisioned by General Plan Land Use Element Policy 1.4 (Vertical mixed-use). Impacts of future development on the sites identified in the Site Inventory will be addressed in project-level environmental review.

Under Policy Action 4.4, the City will create a new R-4 zone in the Zoning Ordinance, which will allow a base density of 30 to 36 dwelling units per acre (du/ac), not including density bonus provisions. The R-4 zone will be applied to both the Lampson and Arrowhead sites. The Lampson site is currently designated as C-F, Community Facilities in the Zoning Map. The Arrowhead site is currently designated as P-L-I, Planned Light Industrial and ROZ, Retail Overlay Zone in the Zoning Map. These sites have housed businesses in the City. The City has seen a significant interest in the redevelopment of these sites for housing. The City will coordinate the rezoning with sales of these sites to facilitate future housing development. The Arrowhead site designated for housing development in the Site Inventory is a portion of the property occupied by Arrowhead Products, and the City considers the site suitable for residential development as it faces Lexington Drive and less intense institutional land use in Cypress. The City intends the remainder of the Arrowhead property for commercial development under the existing Retail Overlay Zone, which can achieve horizontal mixed-use synergy with the residential portion.

The City's Zoning Ordinance includes provisions for all densities of housing, and these development standards will be imposed as projects are proposed. Per state law, the City will provide for a density bonus of up to 50% for affordable housing in the Zoning Ordinance (Municipal Code Chapter 17.28.050). Sites in the Site Inventory that include affordable units may be eligible for this incentive.

The nearest sites identified for housing in the Site Inventory are approximately ¼ mile west and north of the JFTB. The Airport Environs Land Use Plan for JFTB designated two areas where land uses are regulated to minimize hazards from aircraft crashes to persons on the ground: Clear Zones within approximately 0.5 mile of each end of the main runway; both Clear Zones are within the boundaries of JFTB. The Site Inventory does not contain any site within the JFTB or the Clear Zones. Therefore, the Housing Element Update will not conflict with the Airport Environs Land Use Plan for JFTB.

Overall, no significant impacts are expected.

Mitigation Measures and Monitoring: None required.

3.12 MINERAL RESOURCES

Background

The State of California has recognized the importance of mineral resources for construction materials and other economic purposes. The California Surface Mining and Reclamation Act of 1975 (SMARA) addresses the loss of regionally significant mineral deposits to urban development. The Act requires the Department of Conservation to create Production-Consumption Regions, which are areas where significant mineral resources of statewide importance and regional significance are produced and consumed, and a classification system that identifies lands where significant mineral resource deposits are located.

The City of Los Alamitos is located in the Orange County—Temescal Valley Production—Consumption Region, but it is not in or near any identified resource areas. The City is classified as Mineral Resource Zones 1 & 4 (MRZ-1, MRZ-4), indicating that significant mineral deposits are absent or are unlikely to be present, or available information is inadequate for assignment to any other MRZ zone (CGS 1994).

Would the project:

- a) **Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?**
- 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?**

No Impact. The adoption and implementation of the Housing Element Update will have no impact on mineral resources. No active mining or extraction sites occur in the City, nor are any proposed. None of the sites identified for housing in the Site Inventory occur on lands designated for mineral resource extraction.

Mitigation Measures and Monitoring: None required.

3.13 NOISE

Background

The noise environment in the City is typical of an urban community, with primary noise sources including traffic on Interstate-605, major arterials, mechanical equipment such as heating/ventilation/air conditioning (HVAC) units, commercial loading and unloading operations, and parking lot activity. In Los Alamitos, both fixed-wing aircraft and helicopters operate from The Joint Forces Training Base (JFTB), which generate aircraft noise on areas immediately next to the base and flight paths.

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?**
- b) **Generation of excessive ground borne vibration or ground borne noise levels?**
- c) **For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact. The adoption of the Housing Element Update will have no impact on noise. The future development of housing will be required to analyze noise impacts as part of the CEQA and building permit processes. All sites identified for future housing in the inventory are located in urban areas and adjacent to existing development. Typical noise sources include roadways and railroad, and stationary sources such as typical commercial and residential activities and landscaping equipment. The City will require the preparation of site-specific noise studies to assess impacts from roadway noise, as appropriate. Should noise levels at future housing sites require mitigation, there are a variety of means such as noise attenuation walls, setback from roadways, and landscape buffers which the City imposes through the development review process.

Housing redevelopment projects in the future may create temporary noise sources. The City's Municipal Code imposes noise standards and limits construction hours to the less sensitive day time hours (Municipal Code Chapter 17.20). Individual projects will be reviewed under CEQA to determine whether their construction will have adverse noise impacts on neighboring land uses.

The nearest public-use airport to the City is Long Beach Airport, approximately 3.4 miles to the west. The City is outside of the noise contours of Long Beach Airport (LACALUC 2017). The nearest private-use airport is the Joint Forces Training Base (JFTB) on the southeast side of the City. Most sites in the Site Inventory are outside of the 60/65-CNEL noise contours established for JFTB (OCALUC 2017), except the Lampson site which is partially within the 60-CNEL noise contour but completely outside the 65-CNEL noise contour. The State of California provides noise standards through the California Building Code, which establishes standards for residential construction practices and building materials to ensure that interior noise levels do not exceed 45 dBA. Future housing projects will be subject to CBC requirements and thus meet the City noise standards of 45 dBA at night and 55 dBA during the day for residential uses (General Plan Public Facilities and Safety Element Table 3). Therefore, the Housing Element Update would not subject people onsite to excessive noise levels from aircraft approaching or departing Long Beach Airport or JFTB.

Mitigation Measures and Monitoring: None required.

3.14 POPULATION AND HOUSING

Background

In 2021, the Orange County's population was 3,153,764, and SCAG projects the County's population will grow to 3,535,000 by 2045. The Los Alamitos population decreased slightly from 2000 (11,536) to 2010 (11,449). The latest (2021) population estimate is 11,538, which shows 1% increase over the last decade. SCAG projects the City's population will grow to 12,300 by 2045. In 2021, there were an estimated 4,437 housing units in Los Alamitos. Local housing stock is split roughly even between single- and multi-family units, with a smaller number of mobile homes.

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 infrastructure)?**
- b) **Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

No Impact. The adoption of the Housing Element Update will have no impact on population or housing. The Element focuses on the facilitation of housing development to meet existing and projected housing needs within the City, but creates no immediate need for housing. The provisions of the Element will be implemented as growth and demand for housing occur, but will not induce any such growth. The Housing Element will facilitate housing development of for all segments of the City's future population.

The Housing Element identified no infrastructure gaps on and near sites designated for future housing development. The Element does not propose extension of roads or other infrastructure in any area that may induce unplanned population growth.

The lands identified in the Site Inventory are currently developed with commercial or industrial uses, and redevelopment for housing units will not displace people or housing. No impact will occur.

Mitigation Measures and Monitoring: None required.

3.15 PUBLIC SERVICES

Background

Fire protection, first response, emergency medical services, and natural disaster preparedness services in the City are provided by the Orange County Fire Authority (OCFA). Of OCFA's 77 fire stations, Los Alamitos is served by OCFA Station 2, which is at 3642 Green Avenue. The Los Alamitos Police Department provides police protection in Los Alamitos, including neighborhood patrols, investigations, traffic enforcement, community support, drug education, parking control, and crime prevention. The department is staffed with 29 full-time employees including 25 sworn officers and is stationed at 3201 Katella. Los Alamitos Unified School District (LAUSD) serves the City with six elementary schools, two middle schools and one high school.

There are currently about 317.5 acres of parks and recreation facilities in the City, including approximately 18.0 acres of parks, 26.9 acres of spaces and facilities under City control, and 272.6 acres of spaces and fields open to the public but not under City control (City of Los Alamitos 2014).

- 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?

Police protection?

Schools?

Parks?

Other public facilities?

No Impact. The adoption of the Housing Element Update will have no impact on public services. Housing projects proposed in the future will be assessed under CEQA for their potential impacts on public services. Sites designated for future housing development are currently developed and located in an urban area; they receive adequate public services and are least likely to cause significant impacts on public services upon redevelopment.

Lands designated for housing are not in or near any State Responsible Areas or Very High Fire Hazard Severity Zones (VHFHSZ) mapped by the California Department of Forestry and Fire Protection (CalFire). OCFA conducts plan reviews for compliance with site development and fire department access and water requirements, codes and standards for building construction and mitigation of fire hazards, and design of fire extinguishing and fire alarm systems. OCFA also inspects projects to ensure conformance with approved plans and issue permits for those uses, operations, and equipment indicated in the California Fire Code.

The City involves the Los Alamitos Police Department in the development review process in order to ensure that the necessary police protection measures and strategies are incorporated into development projects.

Future housing projects will be subject to payment of the school impact fees to LAUSD, which would offset impacts from increased demand for school services associated with housing development.

Future housing development on Inventory Sites will be required to provide park and recreation space for residents, or pay in lieu fees for City park facilities. These requirements will be addressed individually for each project as it is brought forward, and will address impacts to parks from new housing development.

Mitigation Measures and Monitoring: None required.

3.16 RECREATION

Background

The City of Los Alamitos provides parks, school fields, and recreation facilities and programming that serve the residents of Los Alamitos, Rossmoor, Seal Beach, and Long Beach. Los Alamitos residents can access additional open-space resources of parks and school fields in Rossmoor. There are currently about 317.5 acres of parks and recreation facilities in the City, including approximately

18.0 acres of parks, 26.9 acres of spaces and facilities under City control, and 272.6 acres of spaces and fields open to the public but not under City control (City of Los Alamitos 2014).

- 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?**

No Impact. The adoption of the Housing Element update will have no impact on recreation. Housing projects with new subdivisions in the future will be assessed park in-lieu fees or be required to dedicate land for park facilities in the building permit process (Municipal Code Chapter 16.18), which are designed to cover the additional costs associated with providing parks and recreational services. These issues will be reviewed under CEQA as individual projects are proposed.

Mitigation Measures and Monitoring: None required.

3.17 TRANSPORTATION/TRAFFIC

Background

Primary regional access to Los Alamitos is provided by Interstates 405 and 605 (I-405 and I-605) and State Route 22 (SR-22). Access throughout the City is provided by a number of arterial roadways: Katella Avenue, Los Alamitos Boulevard, Cerritos Avenue, and Bloomfield Street. The City's roadways generally travel north uninterrupted into Los Angeles County jurisdictions. Southbound travel, however, is limited to Los Alamitos Boulevard and I-605/405 due to the location of the Joint Forces Training Base (JFTB).

Under SB 743, CEQA Guidelines Section 15064.3 was amended December 2018, stating that vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts. A lead agency may use models or other methods to analyze a project's VMT quantitatively or qualitatively. Projects in the City may refer to the 2020 Updated Transportation Implementation Manual adopted by Orange County pursuant to SB 743.

Would the project:

- a) **Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?**
- b) **Conflict or be inconsistent with CEQA Guidelines § 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?**

No Impact. The adoption of the Housing Element Update will have no impact on transportation. Future housing projects in the City will be required to address project-specific traffic impacts in the CEQA review process. The City will require the preparation of traffic impact studies, and mitigation of any impacts identified in these studies. Further, the proposed projects will be required to comply

with City standards regarding parking, emergency access and roadway improvements, either through CEQA or through conditions of approval.

The Housing Element identifies sites for future housing development, which are near transit, employment, schools and amenities including the town center sites and Arrowhead site. While the Housing Element proposes zoning changes and/or density increases in these sites, the proximity to services and amenities would help offset vehicle miles traveled by future residents. Future development will be required to assess their VMT impacts according to the County's 2020 Transportation Implementation Manual and provide mitigation as necessary.

The sites identified for future housing are currently developed and occur on the City's established street system. Redevelopment on these sites for housing units is not expected to interfere with the street system. Most of the identified sites occur on or near transit routes, and therefore will not impact alternative transportation systems.

For future housing projects, the design of internal driveways and other circulation improvements would be subject to the City's standard engineering plans and OCFA's design standards, which are enforced during the development review and building plan check process. Compliance with these established design standards would ensure that hazards due to design features would not occur. All site improvements would be subject to review and approval by the City, OCFA, and LAPD to ensure that the necessary fire prevention and emergency response features are incorporated and that adequate circulation and access (e.g., adequate turning radii for fire trucks) are provided.

Mitigation Measures and Monitoring: None required.

3.18 TRIBAL CULTURAL RESOURCES

Background

According to a prehistory framework generally accepted by archaeologists, Native Americans have lived in Southern California since around 11,000 B.C. The Gabrielino people was one of the most populous, wealthy and powerful ethnic nationalities in aboriginal Southern California, and occupied a territory including the southern Channel Islands and the Los Angeles Basin, reaching east into the present-day San Bernardino-Riverside area and south to the San Joaquin Hills in central Orange County. The Gabrielino population dwindled in the 19th century; cultural revitalization took place in the late 20th century including returning to a traditional name for the tribe, Tongva. Many of the Tongva bands focus on maintaining and teaching traditional knowledge, with special focus on language, place names and natural resources.

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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
- ii) 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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

No Impact. As discussed in Section 3.5, no sites or structures are listed on the state or local registers of historical resources, nor have any archaeological sites been discovered in the City. The City is conducting AB 52 and SB 18 consultation and sent out consultation request letters to 14 tribes/tribal councils on July 22, 2021, using the consultation list provided by the NAHC on July 21, 2021. As of October 23, 2021, only one response was received from the Gabrieleno Band of Mission Indians – Kizh Nation on August 6, 2021, which expressed that they are in agreement with the Housing Element but would like to request consultation for any future projects within the City.

As individual projects are proposed in the future, the City will conduct government-to-government consultations with local tribes pursuant to AB 52 and SB 18 regarding potential tribal cultural resources that could occur on the project sites. There are no historic resources on lands identified in the Sites Inventory. Should future housing development be proposed on sites with historic resources or potential tribal cultural resources, any potential impact will be addressed in the CEQA process and/or project-specific cultural resource study, where necessary. The adoption of the Housing Element Update will have no impact on tribal cultural resources.

Mitigation Measures and Monitoring: None required.

3.19 UTILITIES AND SERVICE SYSTEMS

Background

The City is served by the following utility providers:

Utility	Service Provider(s)
Electricity	South California Edison (SCE)
Natural gas	Southern California Gas
Water	Golden State Water Company (GSWC)
Wastewater	Rossmoor / Los Alamitos Area Sewer District (RLAASD)
Solid waste	Republic Services
Telecommunications	Spectrum, Frontier, HughesNet etc.

Would the project:

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- b) Have sufficient water supplies available to serve the project and reasonably

- foreseeable future development during normal, dry and multiple dry years?
- 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 projects projected demand in addition to the providers existing commitments?**
- 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?**
- e) **Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

No Impact. The adoption of the Housing Element Update will have no impact on utilities. The development of housing in the future will consider utilities as part of the CEQA and entitlement process. The sites identified for future housing are currently developed and receive adequate utility services. Future redevelopment of these sites for housing units is not expected to require new or expanded infrastructure for individual project connections.

The provision of domestic water service and sanitary sewer service has been analyzed by the GSWC and RLAASD, respectively, as part of their regional long-range planning, using the City's General Plan land uses as a basis for planning. The Housing Element Update has the potential to result in more dwelling units than under the General Plan, with increases in densities on the town center sites (7.8 acres) and rezoning of the Lampson and Arrowhead sites (23.4 acres). Similar to the discussion above in Section 3.3 Air Quality, the Orange County population was 3,153,764 in 2021, and SCAG projects the County's population will grow to 3,535,000 by 2045. In 2021, the City has an average 2.63 persons per household, and implementation of RHNA would increase the population by 2,023 persons. The addition of 769 RHNA units would increase the County population by 2,023 to a total of 3,155,787, which is under the 2045 forecast. Therefore, the City's RHNA units buildout is consistent with SCAG forecast and will not result in unplanned growth. The town center sites will be developed per the Town Center Mixed Use Strategic Plan, which considers existing and future utility infrastructure and demand, and therefore the density increase will not result in a substantial increase in demand for utility services compared to current General Plan designations.

The energy and telecommunication utility providers have plans in place which would be updated based on future demands in their service areas to ensure adequate system capacity to meet the growing needs of the City. As discussed in Section 3.10, Hydrology and Water Quality, future development will be required to meet City requirements for runoff and avoid adverse impacts on the public drainage system. Because GSWC and RLAASD have sufficient capacity, or can expand services to accommodate development and impacts will be assessed for individual projects on utility services, no significant impact is expected.

The City contracts with Republic Services for solid waste hauling services. Future residential customers will be assessed a per unit fee for solid waste service. The landfills in the region currently have sufficient capacity to accommodate future development. All future projects will be required to analyze demand and capacity for solid waste disposal as part of the CEQA process.

Finally, future housing projects will be required to comply with the provisions of California Building Code, which includes requirements for zero-net-energy, indoor water use reduction and site

irrigation conservation. Compliance with the CBC provisions will reduce consumption of water and energy and generation of wastewater and solid waste and reduce impacts on utility services.

Mitigation Measures and Monitoring: None required..

3.20 WILDFIRE

Background

The California Department of Forestry and Fire Protection (CalFire) ranks fire hazards of wildland areas in the state using four main criteria: fuels, weather, assets at risk, and level of service. There are no state responsibility areas or Very High Fire Hazard Severity Zones in or near the City.

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 a wildfire or the uncontrolled spread of a 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 exacerbate fire risk or that may result in 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?**

No Impact. The Housing Element Update will have no impact on wildfire. Sites identified for future housing development are not located in or near state responsibility areas or Very High Fire Hazard Severity Zones as classified by CalFire. The sites are situated on flat terrain in highly urbanized areas. The sites are not subject to wildfire or post-fire hazards and do not need additional infrastructure. The City's development review and building plan check process will ensure that future housing developments incorporate all applicable design and safety standards and regulations in the CBC and Los Alamitos Municipal Code (including Chapter 15.08 Fire Code). With implementation of standard requirements, future housing projects will not impact any emergency response plan or evacuation plan.

Mitigation Measures and Monitoring: None required.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

No Impact. The Housing Element Update will not impact biological or cultural resources. As a policy document, the Update does not result in construction on any site. Further, the sites identified for future

housing are located in urbanized areas, and involve the redevelopment of land that has been developed for urban uses for many years. Although common biological species occur on these sites, none of them contain native habitat suitable for rare or endangered species. Further, future housing development will be required to comply with the MBTA, which protects nesting birds that may occur in existing ornamental shrubs and trees on these lands. Similarly, the lack of cultural resources, either historic or archaeological, in the City in general, and on the identified sites for housing specifically, will not result in damage of historic or prehistoric resources, since they are fully developed.

- 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.)**

Less Than Significant Impact. The Housing Element Update will not cumulatively impact any environmental resource. The City’s RHNA allocation will result in the potential for development of 769 housing units in the next 8 years. These housing units have the potential to increase population in the City by 2,033 persons. Although this increase is higher than that projected for the City by SCAG, the increase is well within the growth projections for the Orange County region. The increase in potential housing units is not substantial, and will not exceed the capacity of utilities and services that serve the City. Finally, individual housing projects will be reviewed as they are proposed to assure that their impacts are not cumulatively considerable when considered in the context of surrounding development. Cumulative impacts are expected to be less than significant.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**

No Impact. As described throughout this Initial Study, the Housing Element will have no direct or indirect effects on human beings, as it is a policy document that results in no immediate development. Individual housing projects will provide opportunities for existing and future residents of the City for safe and convenient housing throughout the City. No impact to human beings will occur as a result of the adoption of the Housing Element.

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